

## 8 Camelot Court Caerleon Newport



### BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED HOME IN CAERLEON VILLAGE

- LOCATED IN THE HEART OF CAERLEON VILLAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY REFURBISHED TO A HIGH STANDARD
- LOUNGE LEADING TO FULL-WIDTH CONSERVATORY
- HIGH QUALITY KITCHEN WITH SEPARATE UTILITY AND STORE ROOM
- GROUND FLOOR WC
- THREE BEDROOMS AND SHOWER ROOM UPSTAIRS
- CHARMING REAR COURTYARD, GOOD SIZED FRONT GARDEN
- WALKING DISTANCE TO THE VILLAGE
- MUST BE VIEWED TO APPRECIATE

**£230,000**

**Tel: 01633 212 666**    **www.nuttallparker.com**

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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# Camelot Court, Caerleon, Newport, NP18 1AP

## Introduction

A fantastic opportunity to purchase this stunning home located in the heart of Caerleon Village, offered for sale in excellent refurbished condition and benefitting from easy access to all those wonderful amenities the village has to offer. Within walking distance we have well regarded primary and secondary schools, local shops, pubs and eateries as well as the M4 motorway being close by, providing an easy commute to neighbouring cities.

In recent years the property has undergone a fair amount of updating to include a new combination boiler, a rewire and replacement kitchen and shower room to name just a few. Upon entering, we are welcomed into the hallway which leads off to a stylish fitted kitchen with integrated oven, fridge and dishwasher, a utility room with adjoining store room (garage partition), a WC and a full-width lounge leading to full-width conservatory. Doors lead out to a charming courtyard garden which is very private, the perfect place to unwind after those busy working days. The front garden is of good size and laid mainly to patio.

Further information can be found below although we recommend a viewing to appreciate what this stunning home has to offer

## Tenure

Freehold

## Council tax

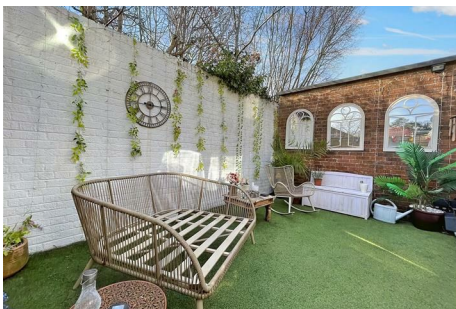
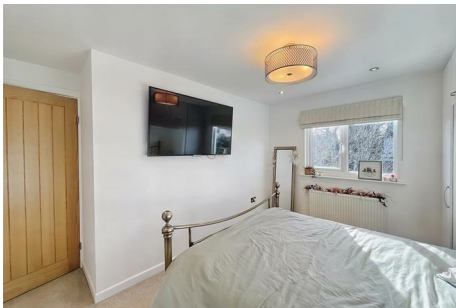
Band D

## Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

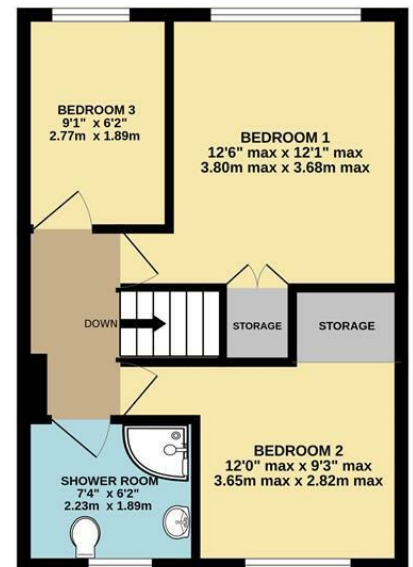
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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