

## 29 Forge Close Caerleon Newport



### SPACIOUS HOUSE ON LARGE PLOT REQUIRING REFURBISHMENT

- NO ONWARD CHAIN
- UNIQUE END-TERRACED HOME REQUIRING MODERNISATION
- THREE BEDROOMS
- TWO BATHROOMS PLUS EN-SUITE
- LARGER THAN AVERAGE PLOT
- GOOD SIZED LOUNGE
- DINING ROOM PLUS BREAKFAST ROOM/STUDY
- PLENTY OF PARKING
- WALKING DISTANCE TO CAERLEON VILLAGE
- EXCELLENT POTENTIAL

**£230,000**

# **Forge Close, Caerleon, Newport, NP18 3PU**

## **Introduction**

**\*INTERNAL PHOTOGRAPHS TO FOLLOW ONCE THE PROPERTY HAS BEEN CLEARED\***

A rare opportunity to purchase this spacious end-terraced family home occupying this large plot in Forge Close, Caerleon, just minutes from excellent amenities and main road connections. Within walking distance is the main village of Caerleon as well as local shops, bus stops and well regarded primary and secondary schools. The M4 motorway and A4042 are also close by, both providing an easy commute to neighbouring cities and towns.

The property offers generous room proportions and is the ideal opportunity for someone looking to purchase and make it their own as it requires refurbishment throughout. Due to the size of the plot, there is potential to extend, subject to relevant planning and permissions.

On entering the property we are welcomed into the hallway which leads off to the kitchen, breakfast room, a spacious lounge with adjoining dining room as well as a ground floor shower room. Upstairs, there are three bedrooms, family bathroom plus large en-suite to bedroom 1. Outside, the garden is enclosed plus features additional land beyond the wall allowing parking for three cars.

Further information can be found below or calling our team on 01633 212666

## **Tenure**

Freehold

## **Council tax**

Band D


## **Viewing**

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

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.



## Energy Efficiency Rating

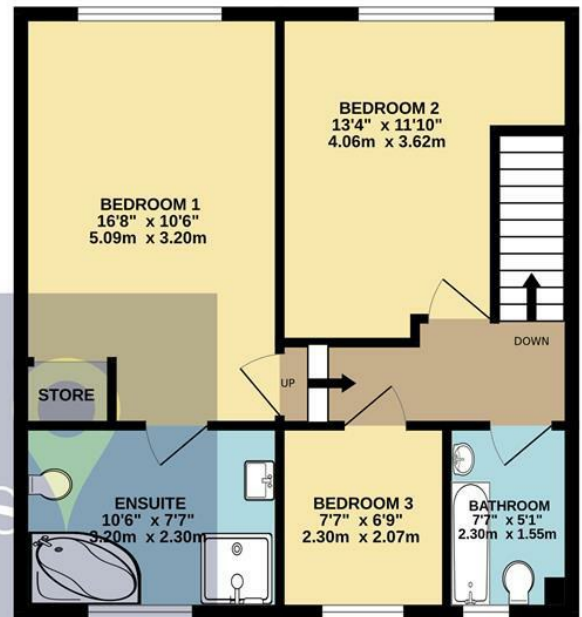
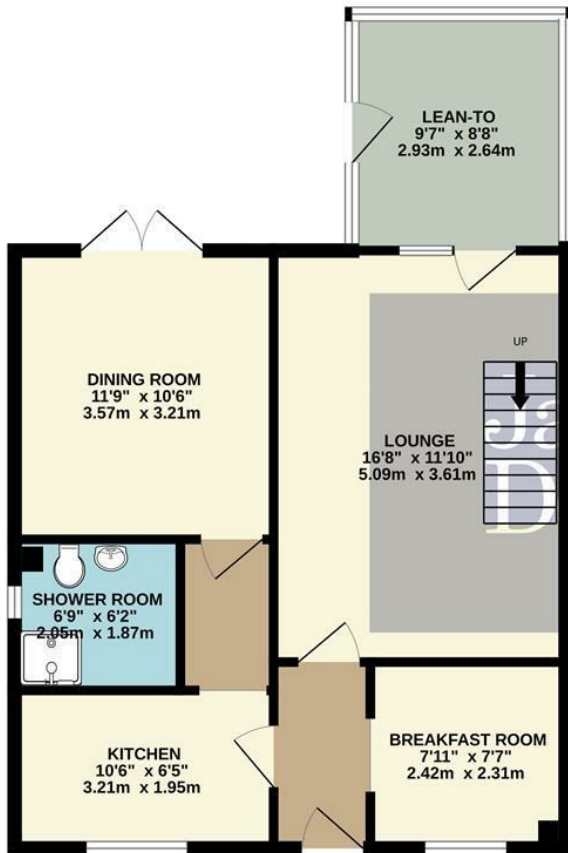
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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  
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.4 sq.m.) approx.

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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