



**Meadowcroft Caerleon Road  
Ponthir  
Newport**



**SPACIOUS THREE BEDROOM SEMI DETACHED HOME ON LARGE LEVEL PLOT**

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED SEMI DETACHED HOME
- THREE GOOD SIZED BEDROOMS
- THROUGH LOUNGE/DINER
- GOOD SIZED KITCHEN WITH BREAKFAST BAR
- LARGER THAN AVERAGE LEVEL PLOT
- DETACHED GARAGE WITH NEW DOOR
- GROUND FLOOR WC
- NEAR TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

**Chain Free £325,000**



**CARDIFF**

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

info@james-douglas.co.uk  
02920 456 444



**NEWPORT**

7 Baneswell Road  
Newport, NP20 4BP  
info@james-douglas.co.uk  
01633 212 666



**PONTYPRIDD**

1 Church Street,  
Pontypridd, CF37 2TH  
info@james-douglas.co.uk  
01443 485000

# **Caerleon Road, Ponthir, NP18 1GF**

## **Introduction**

A fantastic and rare opportunity to purchase this spacious and well presented semi detached family home situated within the highly sought-after Ponthir area, offering easy access to excellent amenities and main road links. Within walking distance there are local shops, bus stops and well regarded schools as well as a short drive to the A4042 providing an easy commute to neighbouring towns and cities.

The property is offered to the market with no onward chain and in good, cosmetic order, although some modernisation may be required to suit the taste of the purchaser.

Located on this end, larger than average level plot, the property offers generous room proportions and would make the ideal home for families. On entering the property, we are welcomed into the hallway which leads off to a WC, lounge/dining room and kitchen featuring a breakfast bar and under-stairs store cupboard then, upstairs, three good sized bedrooms and shower room.

## **Tenure**

Freehold

## **Council tax**

Band E

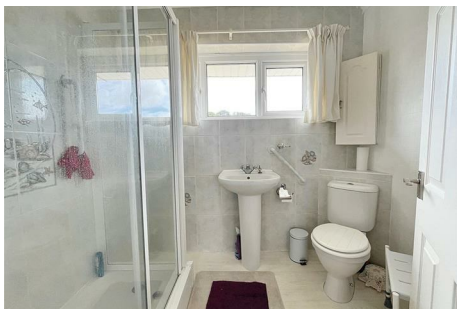
## **Boundaries**

All boundaries should be confirmed by your solicitor


## **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.



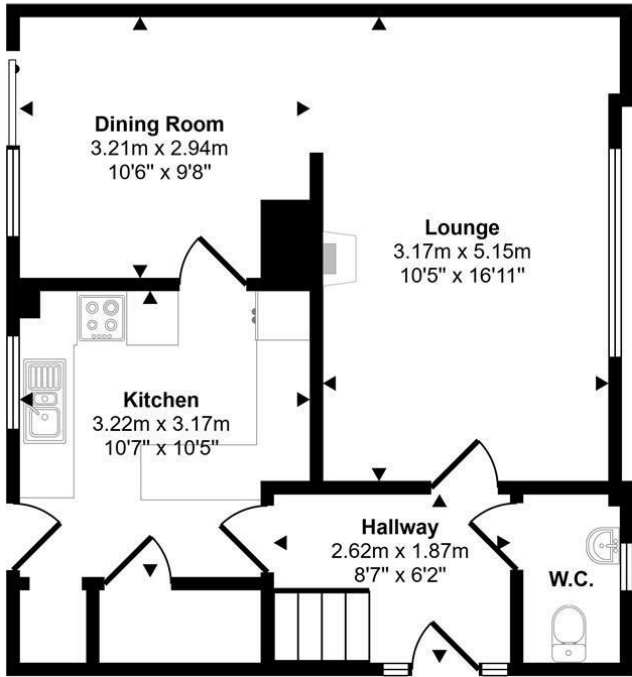
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

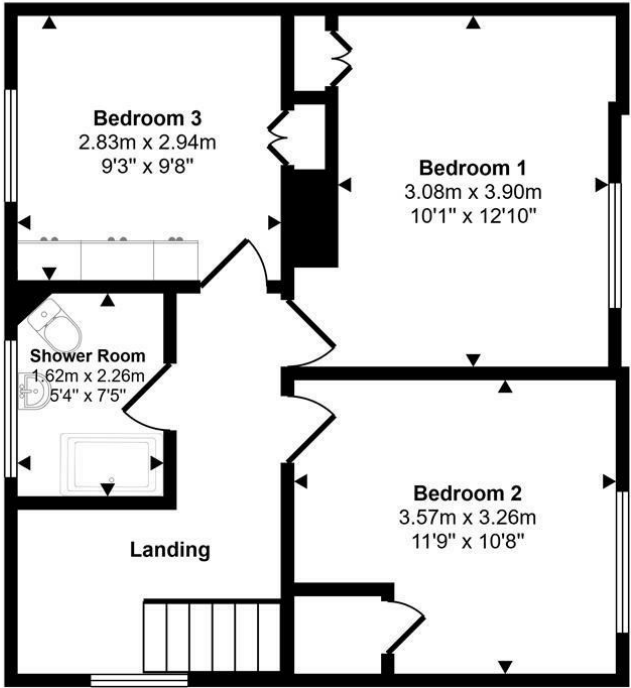
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
96 sq m / 1028 sq ft



Ground Floor  
Approx 47 sq m / 508 sq ft



First Floor  
Approx 48 sq m / 519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.