



CAERLEON

Guide price **£650,000**



ARCHER & CO

96 TRINITY VIEW

Caerleon, Newport NP18 3SW



Close proximity to M4 corridor
Highly regarded primary and secondary schools
No onward chain

Nestled in the historic Roman village of Caerleon, this impressive four bedroom, three story property offers spacious and versatile accommodation ideal for modern family living. Beautifully arranged over three floors, the home provides generous reception space, well proportioned bedrooms and flexibility to suit a range of lifestyles.

The property has been thoughtfully renovated throughout by the current owner, creating a stylish and well presented interior ready to move straight into. Standout features include an internal double garage providing secure parking and additional storage, a practical utility room to keep household tasks separate from the main living areas, and a superb principal bedroom complete with its own ensuite shower room, offering a private retreat at the end of the day.

Situated within close proximity to well regarded primary and secondary schools, local amenities and scenic riverside views, the location is both convenient and highly sought after. The property also benefits from excellent access to the M4 corridor, ideal for those commuting East or West for work. Offered with no onward chain, this is a fantastic opportunity to secure a substantial home in one of the area's most desirable settings.



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£650,000



KEY FEATURES

- No onward chain
- Amazing views over Caerleon
- Renovated by current owners
- Double garage
- Utility room
- Principal ensuite



STEP INSIDE



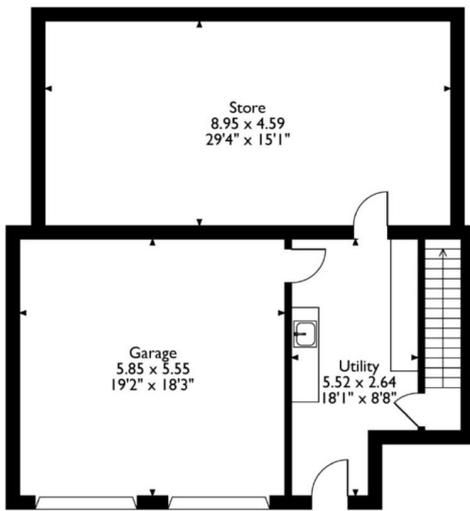
As you enter the first floor, you are welcomed into a bright and well planned living space that immediately showcases the home's versatile layout.

To the left, a dedicated study provides the perfect environment for home working or a quiet reading room.

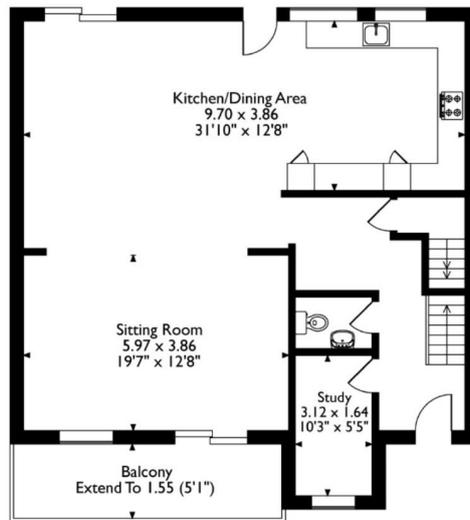
Adjacent to this is a convenient downstairs WC. Continuing through, you are led into the impressive open plan lounge kitchen diner, a superb sociable space designed for modern living.

The kitchen flows seamlessly into the dining and seating areas, creating an ideal setting for both everyday family life and entertaining guests. French doors open directly onto the rear garden, while additional access leads out onto a balcony boasting stunning, elevated views across Caerleon and the picturesque River Usk.

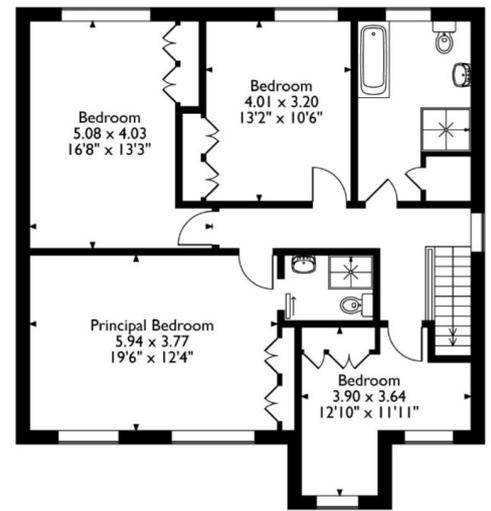
96 Trinity View, Newport
Approximate Gross Internal Area
278 Sq M/2993 Sq Ft



Lower Ground Floor



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

From this level, stairs descend to the ground floor where you will find a practical utility/laundry room, thoughtfully positioned to keep household tasks separate from the main living areas.

This floor also provides internal access to the double garage, offering secure parking and storage, along with an additional reception room that is generous in size and highly versatile, ideal as a second reception, playroom or home gym.

Rising to the second floor, the property offers four well proportioned bedrooms and a spacious family bathroom.

The principal bedroom benefits from its own ensuite, creating a comfortable and private retreat.

STEP OUTSIDE



Externally, the property continues to impress. To the front, a generous driveway provides ample off road parking for multiple vehicles and leads directly to the garage, offering both convenience and additional storage. The frontage is well set back, giving the home an attractive and practical approach.

To the rear, the property benefits from a thoughtfully designed split level garden, combining patio and lawned areas to create a versatile outdoor space. The patio provides the perfect setting for outdoor dining and summer gatherings, while the lawn offers room for children to play or for keen gardeners to enjoy planting and landscaping. Benefiting from plenty of sunshine throughout the day, this garden is ideal for entertaining and for those who appreciate spending time outdoors.

INFORMATION

Postcode: NP18 3SW

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

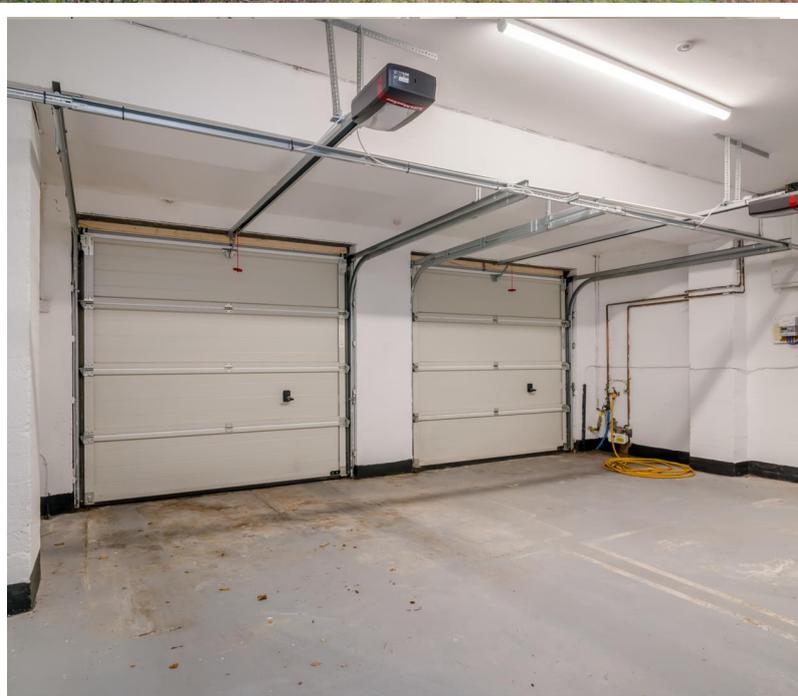
EPC: C





DIRECTIONS

What3words: [///drop.myself.remote](https://www.what3words.com/#!/drop.myself.remote)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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