



87 Duckpool Road

Asking Price Of £199,950

193 Caerleon Road, St Julians,  
Newport NP19 7HA  
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## Property Features

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- TWO-BEDROOM TERRACED HOUSE
- OPEN-PLAN LIVING
- MODERN-FITTED KITCHEN
- LOFT ROOM
- OUTBUILDING WITH ELECTRICS
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO NEWPORT CITY CENTRE
- CATCHMENT AREA FOR WELL-REGARDED SCHOOLS
- BOOK YOUR VIEWING TODAY!

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## Full Description

Freehold

Energy Efficiency Rating TBC.

Excellent first-time purchase in the popular location of Maindee. This excellent home has lots to offer with bespoke features, two good sized bedrooms, spacious open-plan living, a modern-fitted kitchen, a loft room, an outbuilding with electrics, and a well-presented low-maintenance rear garden.

This property is ideally located just a stone's throw away from Caerleon Road, offering a choice of fantastic local amenities and travel links. For families, the well-regarded Glan Usk Primary School and St Julians High School are just a short walk away, so you don't have to worry about the early school run traffic. For those commuting out of the city, this wonderful home offers fantastic travel links to Junction 25 of the M4 motorway. Glebelands Park is a short walk away, ideal for taking the kids and dog to at the weekend.

Internally, this home has an ongoing motif of handcrafted oak which decorates many aspects of this property, making it stand out against other properties in the area. Upon arriving home you are greeted to the spacious open-plan



living room. This ideal family room offers plenty of space for sofas, a coffee table, and a TV with a stand. It also offers space for a dining table and chairs, ideal to enjoy a lovely family meal while being conveniently close to the kitchen. The kitchen combines modern amenities with rustic character. It features ample white wall and base units topped with black countertops, and stone tiles on the walls. The fitted kitchen offers an integrated oven topped with an electric hob, space for white goods, and a breakfast diner. This wonderful home features two double bedrooms, which offer their own built-in wardrobe units, and grant space for bedside furniture and chests of drawers. The family bathroom is well-presented and is decorated with tiles throughout. The bathroom features a shower cubicle with an electric shower, a bathtub, a white toilet and white pedestal wash basin. Finally, this home offers a loft room which would be the ideal "work from home" space with plenty of room for a desk, bookshelves and storage. The room is filled with plenty of natural light via the Velux skylight windows.

Upon entering the rear garden you are greeted by a low-maintenance landscaped garden. The patio covered with a wooden pergola has plenty of space for garden furniture, ideal for when you have friends around, or if you just want to relax under the sun. Decorative white stone pebbles offer a path to the back of the garden, and are bordered with raised flower beds, and a small grass lawn to the right. The path leads to the spacious out-building. With electrics already installed this could make for an ideal home gym, office space, or playroom for the kids.

FOYER 4' 4" x 10' 1" (1.32m x 3.07m)

LIVING ROOM 11' 5" x 10' 3" (3.48m x 3.12m)

DINING AREA 9' 0" x 13' 4" (2.74m x 4.06m)

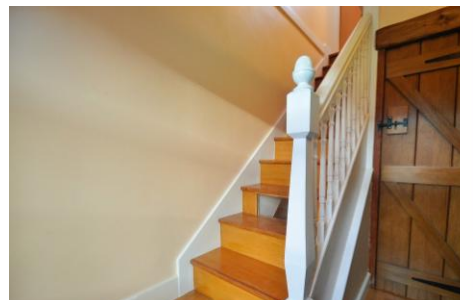
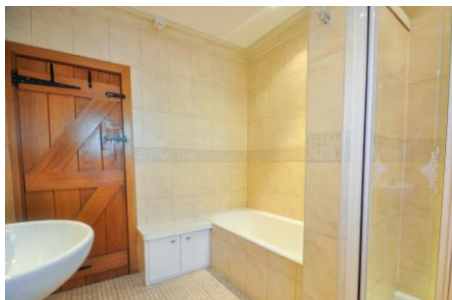
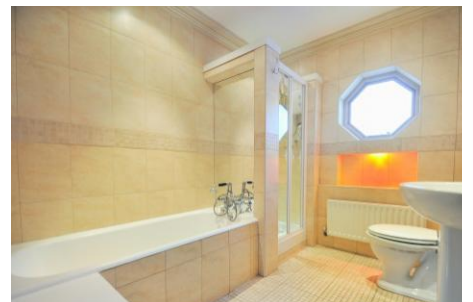
KITCHEN 9' 3" x 13' 6" (2.82m x 4.11m)

HALLWAY 4' 7" x 5' 8" (1.4m x 1.73m)

MASTER BEDROOM 9' 10" x 12' 0" (3m x 3.66m)

BEDROOM 11' 0" x 10' 3" (3.35m x 3.12m)





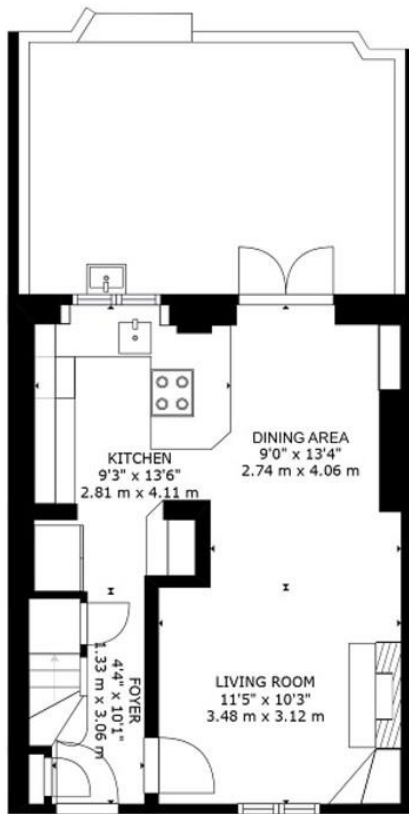
BATHROOM 7' 2" x 8' 8" (2.18m x 2.64m)

CHECK OUT THE 3D VIRTUAL TOUR!

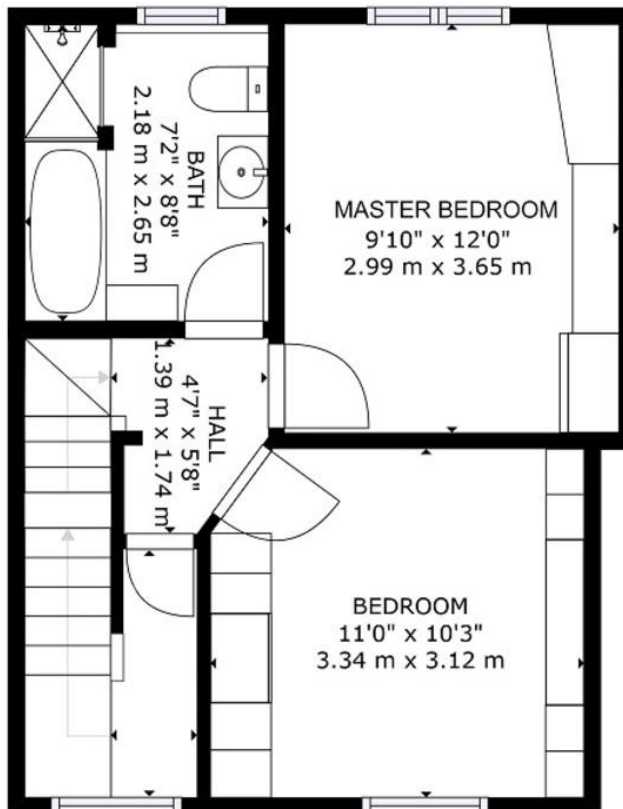




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROSS INTERNAL AREA  
 FLOOR 1: 403 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 385 sq. ft, 36 m<sup>2</sup>  
 FLOOR 3: 121 sq. ft, 11 m<sup>2</sup>, EXCLUDED AREAS:



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