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## Deepwater Drive

Guide Price £350,000 to £375,000

- Modern Open Plan Living to the Ground Floor
- Bright and Spacious Accommodation
- Utility Room and Downstairs WC
- Single Garage with Double Drive
- Excellent Location Close to Schools, Shops and Transport Links
- En Suite and Modern Family Bathroom
- Enclosed Rear Garden



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## About the property

Situated on Deepwater Drive in Newport on the popular Glan Lyn development, this beautifully presented three-bedroom detached home offers modern living in a well-connected and family-friendly location. Designed with comfort and practicality in mind, the property is ideal for a range of buyers seeking a stylish and versatile home.

The ground floor features a spacious open-plan lounge, kitchen, and dining area, creating a sociable hub perfect for everyday living and entertaining. French doors lead out to a generous enclosed rear garden with a well-maintained lawn and patio. A downstairs WC and a separate utility room complete the ground floor accommodation.

Upstairs the property offers three well-proportioned bedrooms and a contemporary family bathroom all finished to a high standard. Externally the home enjoys the benefits of detached living, including a single garage and a double driveway offering off-road parking for two vehicles.

Deepwater Drive is ideally located for access to local amenities, including the nearby Spytt Retail Park, which offers a wide range of shops, restaurants, and leisure facilities. Families will appreciate the proximity to Glan Llyn Primary School, with other reputable schools such as Llanwern High School and Ysgol Gymraeg Casnewydd also within easy reach. Transport links are excellent, with the M4 motorway along with Newport Train station is just minutes away giving commuters direct access to Cardiff and beyond.



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## Accommodation

### Lounge/Diner

27' x 10' ( 8.23m x 3.05m )

### Kitchen

11' 2" x 9' ( 3.40m x 2.74m )

### Downstairs Wc

3' 3" x 4' 9" ( 0.99m x 1.45m )

### Utility

3' 6" x 4' 9" ( 1.07m x 1.45m )

### Bedroom 1

10' x 14' 9" ( 3.05m x 4.50m )

Max Measurements

### Bedroom 2

12' 7" x 11' 3" ( 3.84m x 3.43m )

Max Measurements

### Bedroom 3

11' 5" x 7' 4" ( 3.48m x 2.24m )

### Bathroom

6' 3" x 7' 8" ( 1.91m x 2.34m )

Max Measurements

### Garage

20' 2" x 10' 8" ( 6.15m x 3.25m )

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## Floorplan

### Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 115.3 sq. metres (1241.6 sq. feet)  
**111 Deepwater Drive**

## Important Information

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