



Trefor
Langstone Lane | Llanwern | Newport | NP18 2EN

FINE & COUNTRY



Step inside

Trefor

A perfect family home, this very attractive, detached, modern house benefits from an edge of village location and lovely rural views, whilst its proximity to the M4 motorway brings Newport, Cardiff and Bristol within easy reach for work, leisure and entertainment.

Trefor is one of a pair of individually-designed, high quality, newly-built properties in the village of Llanwern. The four-bedroom house has been finished to an exceptional standard and stand-out features are the stunning, contemporary kitchen and the second-floor bedroom suite which has a large dormer window looking out over fields and countryside.

Llanwern is a popular and family-friendly village with a church, a village hall that acts as a hub for regular community events and a vibrant local pub/restaurant, known as Fifteen by Llanwern Village Hotel and Bar. For families, it's an ideal location, close to shops and facilities, with the choice of schools in the area including Llanmartin Primary School and Llanwern High School. Supermarkets, a variety of retail outlets and eateries and a cinema are all to be found a short drive away at Newport Retail Park. The area also has great appeal for outdoor enthusiasts, situated at the edge of the Gwent Levels, an internationally significant landscape and rich in history and wildlife. For golfers, there's a choice of excellent facilities nearby.

Being within a short distance of Junction 24 (the 'Coldra' Junction) of the M4 motorway, the property is conveniently accessible to Newport (5 Miles), Cardiff (20 Miles) and Bristol (29 Miles). There are regular buses into Newport and mainline rail services from Newport Station, with services to Cardiff (13 minutes), Chepstow (23 minutes), Bristol (40 minutes) and direct trains to London Paddington, taking under two hours.

Step Inside:-

The distinctive, new-build property is arranged over three storeys and it is designed so that the family kitchen, two of the first floor bedrooms and the second floor bedroom all take full advantage of the lovely rural views to the rear.

The front door, set under a storm porch, opens to a hallway with stairs leading to the upper floors. A door to one side of the hallway opens to a newly-carpeted living room, flooded with light from a large window to the front of the property. A pair of part-glazed, sliding doors open to a gorgeous, modern kitchen fitted with stylish, grey units and with a central island doubling up as a breakfast bar. Integrated appliances include a dishwasher, fridge freezer, gas hob and stainless steel extractor hood. Designed to make washing-up a pleasure, the kitchen sink is placed under a window which overlooks the rear garden and the beautiful views beyond.

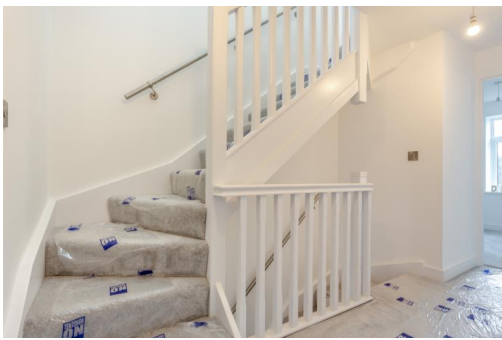


A pair of glazed doors lead out to a rear patio, perfect for outdoor dining and entertaining. To one side of the kitchen, a door leads through to a useful utility room with a downstairs cloakroom off.

On the first floor there are two bedrooms enjoying the lovely countryside views to the back of the property. One of these rooms has a handy built-in cupboard. Both rooms share a beautifully fitted family bathroom, with a P-shaped bath with a shower over. At the front of the property is the principal bedroom, which benefits from a stylish ensuite with a large walk-in shower.

On the second floor is a delightful, light and airy bedroom with a large dormer window framing the amazing views. This room benefits from a luxurious ensuite with a walk-in-shower. It also has a built-in cupboard/wardrobe giving access to additional eaves storage. The property's practical design includes further useful storage off the second floor and first floor landings and an under stairs cupboard in the living room.







Step outside

Trefor

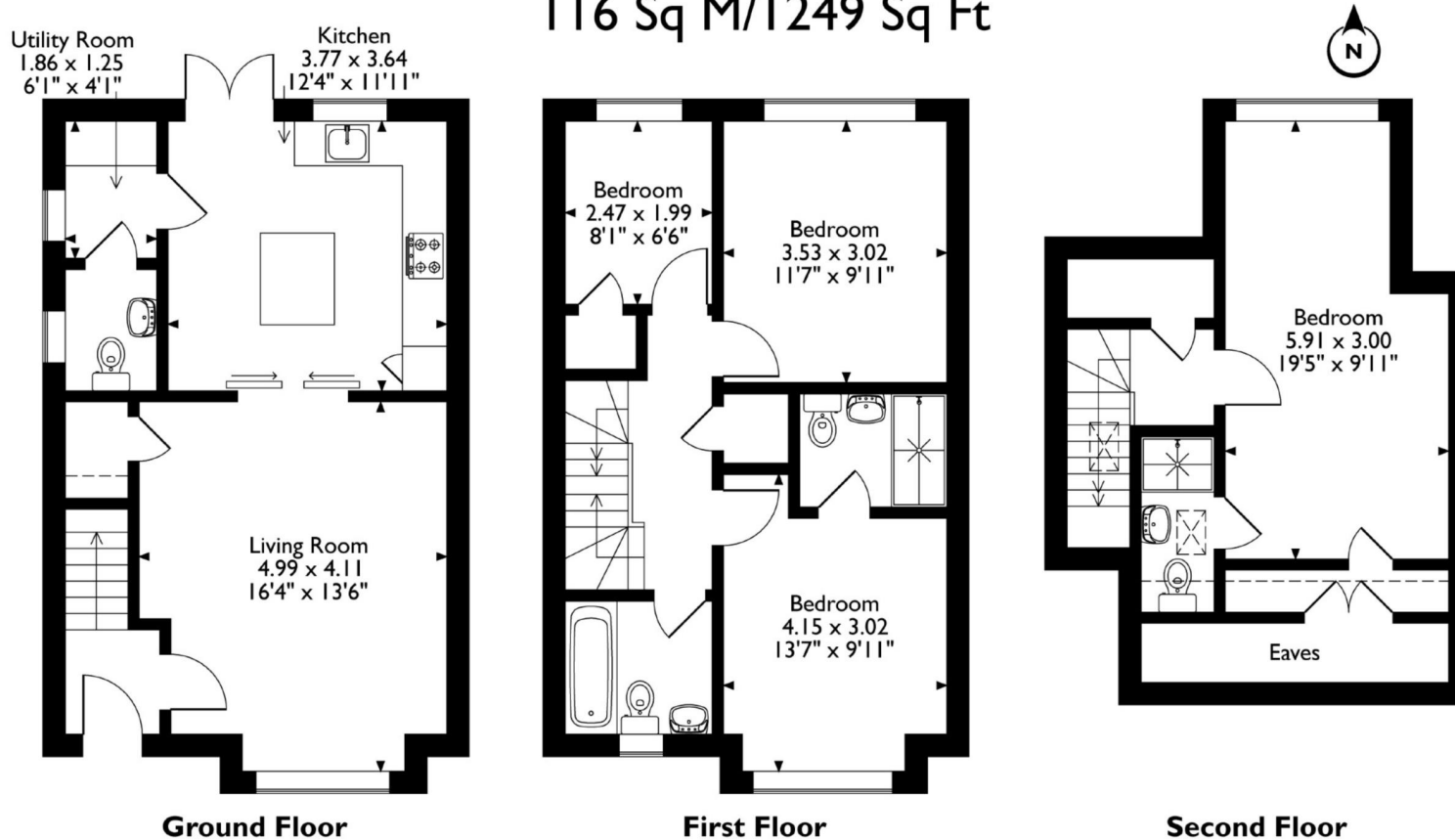
To the front of the property is a paved driveway and parking area, with a bed, ready for planting, along one side. A wooden side gate leads through to the rear garden, which is enclosed by wooden fencing and includes a large paved patio, a wonderful place to sit and enjoy the captivating views and the rural surroundings.

DIRECTIONS

What3words - [///gets.emulating.coconuts](https://www.what3words.com/#!/en/gets.emulating.coconuts)



Approximate Gross Internal Area 116 Sq M/1249 Sq Ft



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.

Postcode: NP18 2EN | Tenure: Freehold | Tax Band: TBC | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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