



Willow House  
Old Chepstow Road | Langstone | Newport | NP18 2ND







# Step inside

## Willow House

Set back at one side of Old Chepstow Road, Willow House originates from the 1950's and has been extended twice since to now offer spacious and individually styled family size accommodation. The accommodation comprises:- Entrance hall, lounge, sitting room, cloakroom, kitchen/diner, rear porch/utility, two en-suite bedrooms, two further double bedrooms and a single with the addition of a family bathroom. There is also a metal spiral staircase from the first floor which allows access to a loft bedroom with Velux windows.

Langstone is set on the eastern edge of the city of Newport and is a very popular area due to its close proximity to the M4. The village has its own successful primary school and there are number of excellent schools that service the catchment area. The village hall is well support and offers the local community a good selection of entertainment events and classes.

The nearby Celtic Manor Resort offers extensive facilities including award winning restaurants, a spa, gym, aerial rope adventure course, driving range and three golf courses including the 2010 Ryder Cup course, there is a fourth course located in the nearby Caerleon.

Newport City centre offers a myriad of both local and national stores, and the surrounding towns are also home to a vast selection of local boutiques, restaurants and public houses. Health care facilities include doctors and dentists as well as The Royal Gwent Hospital and the nearby Grange Hospital.

### ENTRANCE HALL

A composite door with inset double glazed panels and frosted double glazed panel to one side allows access to the entrance hall which is 'L' shaped with marble floor tiling, staircase to first floor, ceiling downlighters, roof lantern, radiator and front facing window. Understairs cloakroom with wash hand basin, vanity unit and mixer tap, w/c, tiling to splashbacks, towel radiator. Access off entrance hall to:

### LOUNGE

5.53m x 5.53m (18'2" x 18'2")

Front and side facing windows, laminate flooring, two radiators, ceiling downlighters, full width black wall unit with shelving, cupboard storage and recess for tv, large central black coffee table to remain.

### SITTING ROOM

5.31m x 3.64m (17'5" x 11'11")

Front facing window, radiator, side facing bi-fold doors, feature fireplace with inset coal effect electric fire, ceiling downlighters.

### KITCHEN / DINER

6.61m x 4.53m (21'8" x 14'10")

Black wall and base units with gold coloured door furniture, 1.5 bowl stainless steel sink unit, white quartz worktop and uplifts with integrated drainer, instant hot water mixer tap, five burner gas hob with extractor over, integrated fridge, freezer and dishwasher.



Central island unit/breakfast bar with quartz work surface, seating for four diners, store cupboards beneath, built in oven and microwave. Ceramic floor tiling throughout, black panelled wall with tv recess, ceiling downlighters, bi-fold doors overlooking the rear garden. Hidden door access through kitchen units to:

### REAR PORCH / UTILITY

3.64m x 2.64m (11'11" x 8'8")

Ceramic tiled flooring, rear facing double glazed door, stainless steel sink unit with tiling to splashbacks, wall and base units, space for automatic washing machine and tumble dryer, enclosed wall mounted Baxi gas boiler, access to:

### SHOWER ROOM

Shower enclosure with rain and mixer fittings, radiator, w/c, corner wash hand basin with vanity unit, side facing window.

### Stairs to FIRST FLOOR

Fitted carpet to staircase, radiator and rear facing window, laminate flooring to the landing area with loft access point, four rear facing windows and radiator. Access to:

### BEDROOM ONE

6.05m x 3.40m (19'10" x 11'2")

A double room with front and side facing windows, laminate flooring, radiator, recess for TV to one wall.

### EN-SUITE BATHROOM

Marble tiling to walls and floor, double shower enclosure with rain and mixer showers over, w/c, wash hand basin with vanity unit, ceiling downlighters, bath with mixer tap and shower fitting, chrome towel radiator.







Separate access off Bedroom One to:  
Inner lobby with wardrobes to one wall, hanging space and wrought iron spiral staircase allowing access up to:

#### ATTIC BEDROOM FIVE

A double room with front and rear facing Velux windows, separate storage area with exposed beams.

#### BEDROOM TWO

4.10m x 3.03m (13'5" x 9'11")

A double room with two rear facing windows, built in wardrobes, ceiling downlighters, double doors allowing access to:



#### EN-SUITE SHOWER ROOM

Double shower enclosure with rain and mixer attachments over, extractor fan, ceiling downlighters, towel radiator, w/c, wash hand basin with vanity unit.

#### BEDROOM THREE

4.23m x 3.64m (13'11" x 11'11")

A double room with laminate flooring, radiator, two front and one rear facing windows, ceiling downlighters.



#### BEDROOM FOUR

3.70m x 2.63m (12'2" x 8'8")

A double room with two front facing windows, laminate flooring, radiator, fitted wardrobe, ceiling downlighter.

#### BEDROOM SIX

2.62m x 1.74 (8'7" x 5'9")

A single room with laminate flooring, radiator, two front facing windows.



#### FAMILY BATHROOM

Marble tiling to walls and floor, radiator, rear facing window, w/c, corner spa bath, his and hers wash hand basins with vanity unit, ceiling downlighters.





# Step outside

## Willow House

Approached at the front via a large, sliding, powered wrought iron gate which allows access to a gravelled hard standing fronting a detached garage with pitched roof. There is adequate parking for numerous vehicles, raised lawn to one side, pedestrian gated access to the rear garden and raised flower beds.

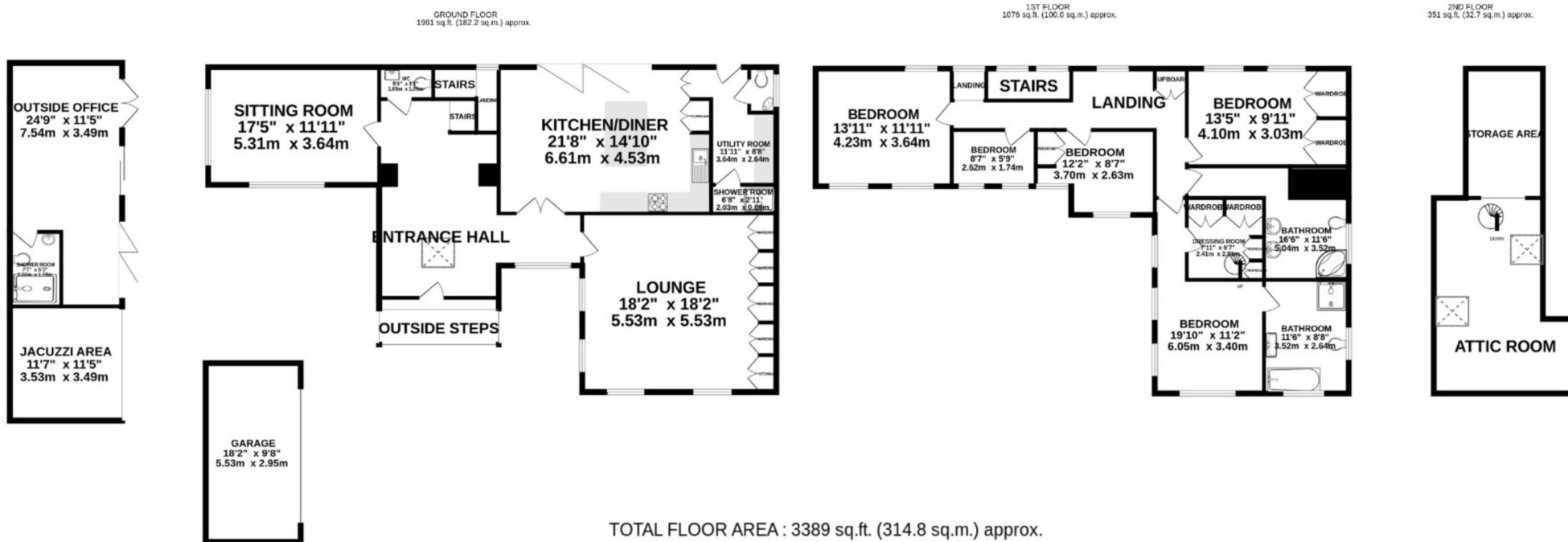
At the rear there is a large flat lawned garden with patio area, surrounding fencing, hot tub and an extensive summerhouse with bi-fold doors and toilet facilities within.

### DIRECTIONS

From Junction 24 (The Coldra roundabout) take the A48 signposted for Caerwent and Penhow, at the next roundabout continue straight ahead. Continue along this road for approximately half a mile before turning right onto Old Chepstow Road signposted Langstone Village Hall, the property can be found a short distance beyond the village hall on the left hand side as denoted by the agent's board.







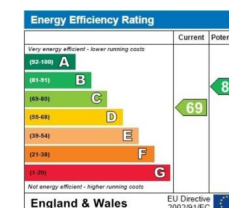
TOTAL FLOOR AREA : 3389 sq.ft. (314.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Postcode: NP18 2ND | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: Mains



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