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21 Tregarn Close
Langstone, Newport, NP18 2JL

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Asking price **£550,000**

A great extended and beautifully presented detached bungalow offering generous sized accommodation, with flexibility to create a self-contained annex, Situated in a highly sought-after development Within this most conveniently located village.

Generous sized detached bungalow

Beautifully presented and maintained accommodation throughout

Highly sought after and convenient location

Mature landscape garden plot

Potential to create self-contained annex

Off-road parking and detached double garage

Viewings highly recommended

Junction 24 M4 - 2 miles, Bristol
- 25 miles, Cardiff - 18 miles





A rare opportunity to purchase a greatly extended and remodelled, beautifully presented detached bungalow situated in a highly sought-after location within Langstone Village.

The property has been lovingly maintained to a high standard by the current owners. It offers generous sized living and bedroom accommodation with potential to create a self-contained annex if required.

A large **reception hallway** has French doors leading out to the rear garden. High quality wood effect flooring, doors into built-in storage cupboards, plus a loft inspection point. Glazed double doors lead into the generous sized triple aspect **lounge** with windows to front and side plus French doors to rear, a contemporary log effect gas fire with display mantle below. The **dining room** with box bay window to front, enjoying views over the forecourt garden and driveway, has a gas real flame effect fire set on a black marble with matching inset and light marble surround and mantle.

Bedroom one is dual aspect, it has a window to side and French doors leading into the rear garden. It has a range of

fitted wardrobe and bridging units. The room benefits from an upgraded **en-suite shower room** with a white three piece suite including shower enclosure with a mains rainfall shower fitted. Full tiling to floor and walls. The **kitchen/breakfast room**, with window to rear offers an extensive range of 'Shaker' style base and wall mounted units, with dark wood effect roll top work surfaces extending to a breakfast bar with matching splashback above. Integrated dishwasher and baseline fridge. Range cooker with cooker hood over (included) plus an American style fridge/freezer (available by separate negotiation). Ceramic tiled floors continue into the side hallway, with door side, plus further fitted range of base and wall mounted units with space and plumbing for white goods within. Glazed French doors from the kitchen lead into the **garden room**. This UPVC double glazed framed structure has a lightweight tile and insulated roof. It enjoys views into the landscape garden and benefits from heating making it a usable room throughout the year.

A glazed door from the side hallway leads into an **inner hallway** which has stairs rising to the first floor, plus built-in airing cupboard, housing a modern Worcester gas fired central heating boiler. The hallway gives access to **bedroom**

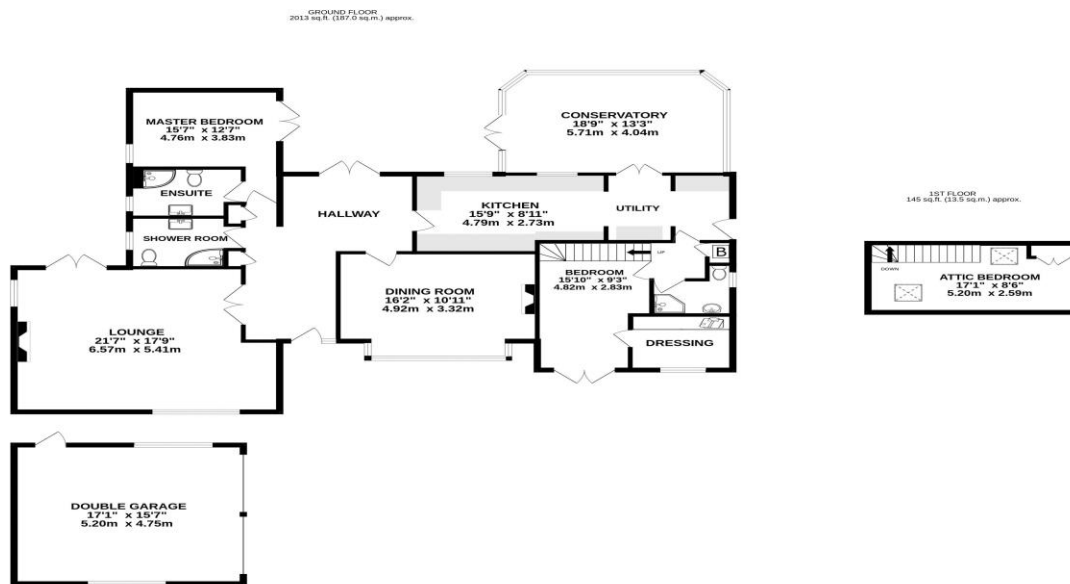
two, which has French doors to front and door into a **bedroom**, also with window to front. A ground floor **shower room/WC** with window to side, houses a white three-piece suite with main's power shower fitted.

The first floor **third bedroom** has Velux skylights to front and rear, the front skylight has far reaching countryside views. It has fitted wardrobes and bedroom furniture.

Outside the property offers beautifully presented landscape gardens.

To the front is a resin driveway offering parking space for several vehicles ahead of the **detached double garage** which has remote controlled garage doors plus a pedestrian door and windows to sides. It benefits from lighting and has storage space within the roof trusses. A lawn bordered by laurel hedgerow has shrub and flower borders.

The rear and side enclosed garden is bordered by overlap fencing. The garden has been landscaped for ease of use and low maintenance. To the rear, it is extensively laid with flagstone patio and ornate gravel areas with shrub and flower borders and manicured hedgerows. To the side is a lawned garden and further paved patios.



TOTAL FLOOR AREA: 2158 sq.ft. (200.5 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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Directions

From junction 24 of the M4 (Coldra), take the A48 East signposted Chepstow. Proceed over the first roundabout and continue for approximately 1.5 miles. Turn left onto Tregarn Road, proceed up the hill, then turn right into Tregarn Close. Follow the road into the development where number 21 will be found near the head of the cul-de-sac on the left-hand side.

What3words: rollover.printing.salary

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

