



**10 Lancers Way  
Newport**



**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME**

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED AND IMPROVED FAMILY HOME
- FOUR BEDROOMS
- THROUGH LOUNGE/DINER
- SUNROOM/ORANGERY
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS EN-SUITE
- LOVELY ENCLOSED REAR GARDEN
- NEAR TO AMENITIES AND ROAD LINKS

**Chain Free £370,000**



**CARDIFF**

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01443 485000

# **Lancers Way, Newport, NP10 8HN**

## **Introduction**

A fantastic opportunity to purchase this spacious and much improved detached family home situated just off Lighthouse Road in Newport, just minutes from handy amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the beautiful Tredegar House and Tredegar Park. The M4 motorway and A48 are just around the corner, providing an easy commute to neighboring towns and cities.

The property was built by Wimpey Homes c.2001 and owned by the same family since new. During this time, the property has been improved to include the addition of a sunroom, a reconfigured kitchen, a newly fitted gas boiler and plenty of cosmetic updates most notably high quality wood parquet flooring to the majority of the ground floor

On entering the property, we are welcomed into the hallway which leads off to a spacious, bay-fronted lounge, dining room, ground floor WC, sunroom and an impressive kitchen/breakfast room. There is also access into the garage which has been split in half to allow extra kitchen space (see floorplan). Upstairs, the landing leads off to four good sized bedrooms, family bathroom plus an updated en-suite to bedroom 1.

Outside, the frontage offers a double-width driveway and attractive gardens then, to the rear, a lovely enclosed garden of good size with lots of mature plants and shrubbery as well as a store shed.

## **Tenure**

Freehold

## **Council tax**

Band E

## **Boundaries**

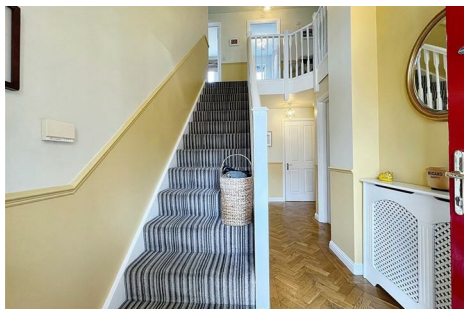
All boundaries should be checked by your solicitor

## **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

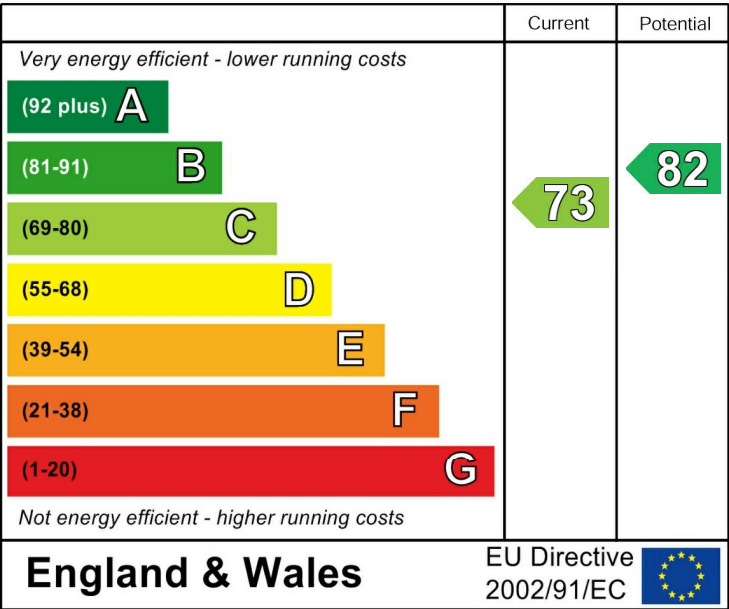




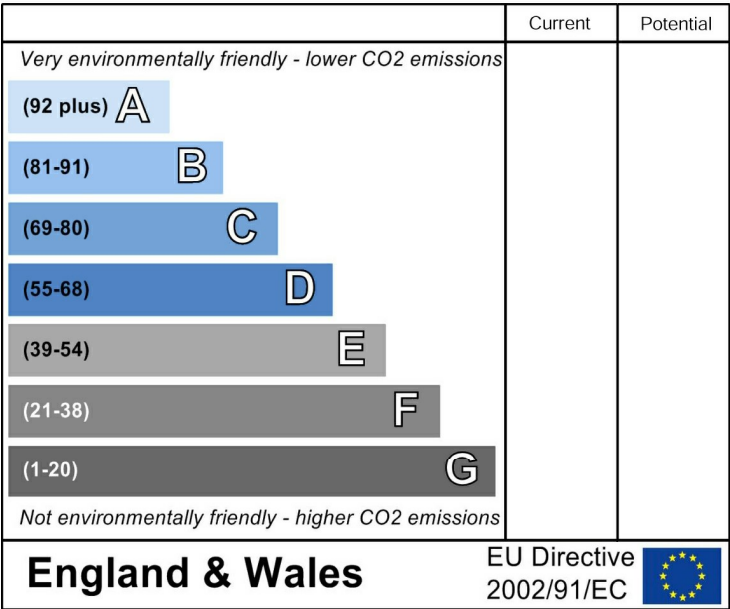




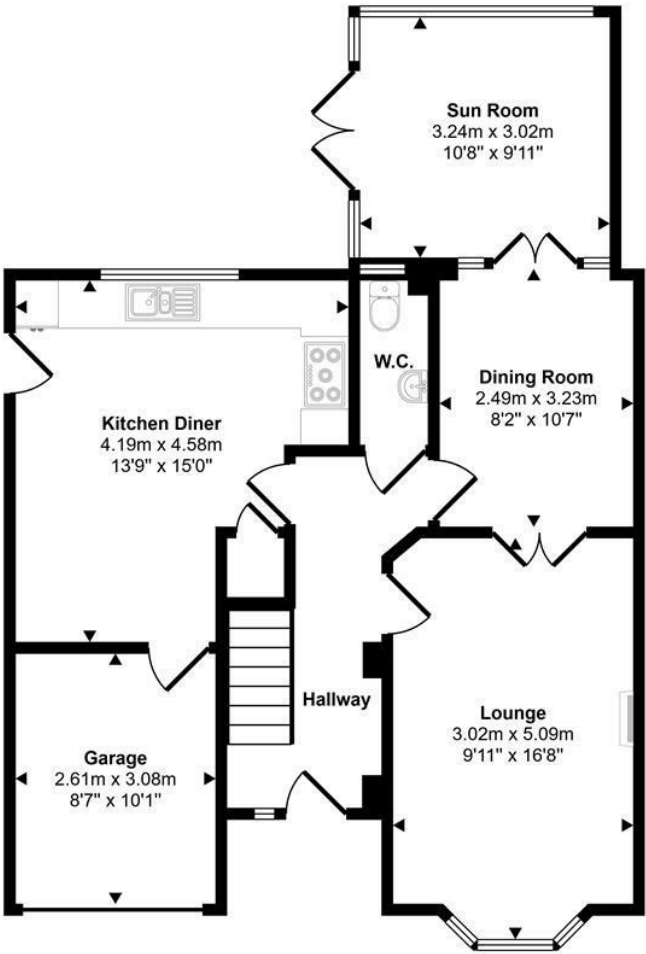
# Energy Efficiency Rating



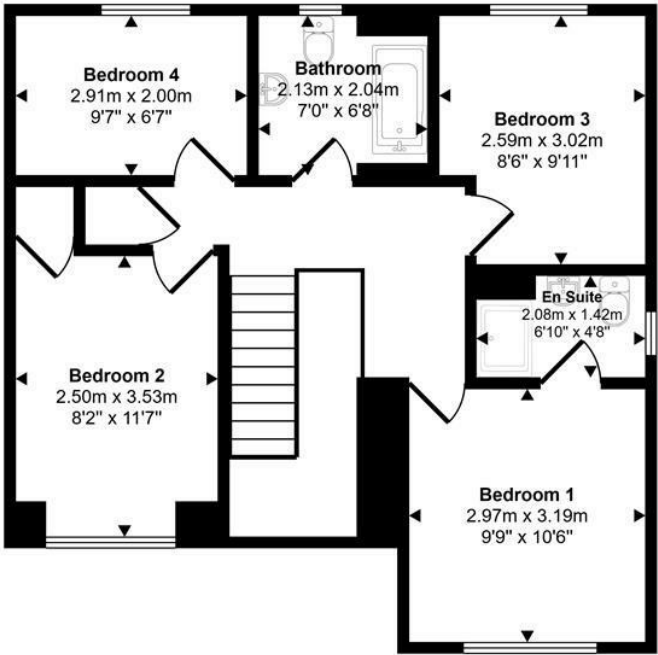
# Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
119 sq m / 1282 sq ft



Ground Floor  
Approx 71 sq m / 760 sq ft



First Floor  
Approx 48 sq m / 521 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.