



LANGSTONE

Offers over **£575,000**



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# 29 PRIORY GARDENS

Langstone, Newport NP18 2JG



Utility room  
Downstairs Study  
Close proximity to the M4

Discover the epitome of modern living at Priory Gardens, a five-bedroom detached gem nestled in Langstone's sought-after locale. Boasting close proximity to esteemed primary and secondary schools, it's an ideal setting for families. Conveniently positioned near the M4 corridor, Newport Spytty retail leisure park, and the iconic Celtic Manor Resort, entertainment and leisure options abound.

This residence offers seamless living with no onward chain, ensuring a hassle-free transition. With its spacious layout, modern amenities, and prestigious surroundings, Priory Gardens presents a rare opportunity for discerning buyers seeking both convenience and elegance.



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### KEY FEATURES

- No onward chain
- Detached property
- Internal garage
- Three bathrooms
- Five bedrooms
- Great location





# STEP INSIDE



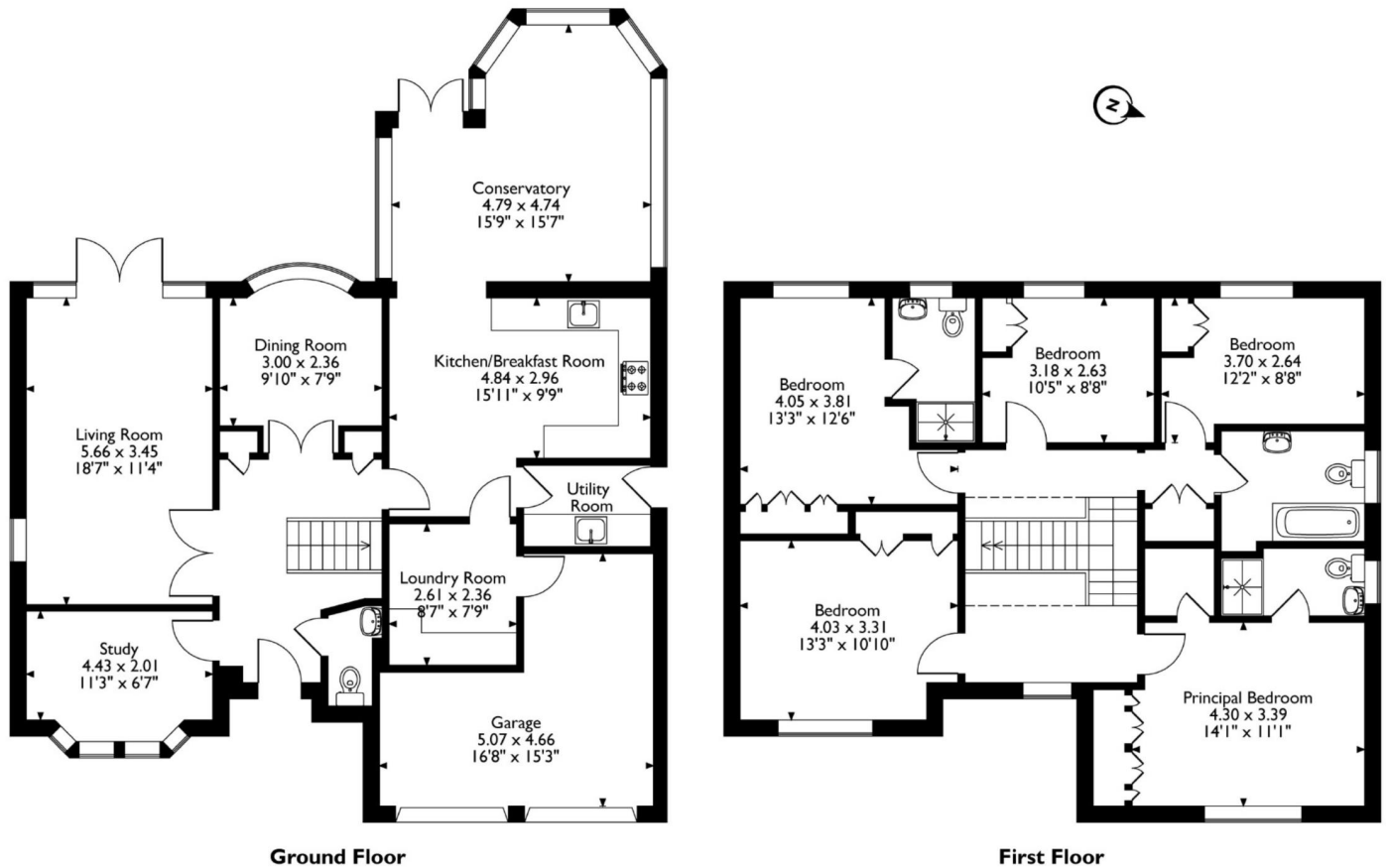
As you step into Priory Gardens, you're welcomed by a spacious entrance hall, setting the stage for luxurious living. Immediately to your right, find a convenient downstairs WC, perfect for guests. Adjacent is a cosy study, offering a quiet retreat for work or relaxation.

Continuing through, the family lounge invites you to unwind with its warm ambiance, while the separate dining room provides an elegant space for formal gatherings.

The heart of the home lies within the modern kitchen, featuring sleek designs and high-end appliances. Adjoining the kitchen is a large conservatory, bathing the space in natural light and offering a tranquil setting for morning coffee or evening entertainment.

Additionally, discover a utility room and a separate laundry room, enhancing the home's functionality. From the laundry room, access the garage, providing ample storage space and convenience.

## Approximate Gross Internal Area 214 Sq M/2303 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.

Ascending the stairs to the first floor, you'll find five generously sized bedrooms, each offering comfort and serenity.

Priory Gardens offers a harmonious blend of elegance, comfort, and functionality, creating the perfect backdrop for modern family living.

Two of the bedrooms boast ensuite facilities, providing added privacy and luxury, while a well-appointed family bathroom serves the remaining bedrooms.



# STEP OUTSIDE



Step outside Priory Gardens and discover the epitome of convenience. At the front, a low-maintenance driveway welcomes you with ample space for multiple vehicles, leading to the double garage, providing secure parking and storage solutions.

Venture to the rear to find a meticulously maintained garden oasis. A spacious patio area offers the perfect spot for al fresco dining or entertaining, while lush lawns provide a serene setting for outdoor activities.

Adorned with mature trees and shrubs, the garden exudes tranquility and charm, creating a private sanctuary for relaxation and enjoyment.

## INFORMATION

Postcode: NP18 2JG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

At the Coldra roundabout, take the exit East bound onto the A48 (Chepstow Road) and then the first exit at the next roundabout onto Priory Drive, then the third exit at the next roundabout to continue onto Priory Drive. Follow the road down and take a left onto Priory way, then a right onto Priory Gardens and another right again, and the property is on the right hand side, Number 29.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	77
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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