



NEWPORT

Offers over £350,000



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3 BEADING CLOSE

Glan Llyn, Newport, Newport NP19 4TL



Principal ensuite
Driveway
Great development

Welcome to Beading Close, a charming four-bedroom detached property situated in the esteemed Glan Llyn development. Nestled in a serene family estate, residents enjoy access to parks, play areas, and tranquil lakes, perfect for leisurely strolls and outdoor activities.

The convenience of an on-site primary school adds to the appeal for families. With easy access to the M4 Corridor, Newport Spytty retail, and leisure park, as well as the renowned Celtic Manor Resort, every amenity is at your fingertips. Whether it's shopping, dining, or recreational pursuits, this idyllic location offers a seamless blend of convenience and tranquillity.

As you step through the door into Beading Close, you're welcomed by a spacious entrance hall, setting the stage for the elegance that awaits.



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KEY FEATURES

- Detached property
- Four bedrooms
- Generous rear garden
- Separate dining room
- Internal garage
- Utility room



STEP INSIDE



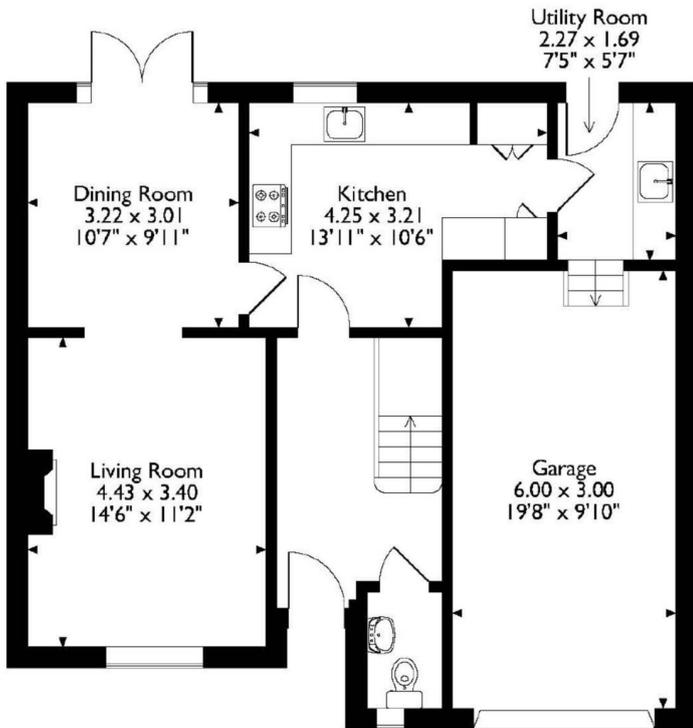
To your right, a convenient downstairs WC stands ready for your guests' use. To the left lies the heart of the home- the cosy lounge, inviting you to unwind and relax.

This seamlessly transitions into a separate dining room, creating an open-plan layout perfect for gatherings.

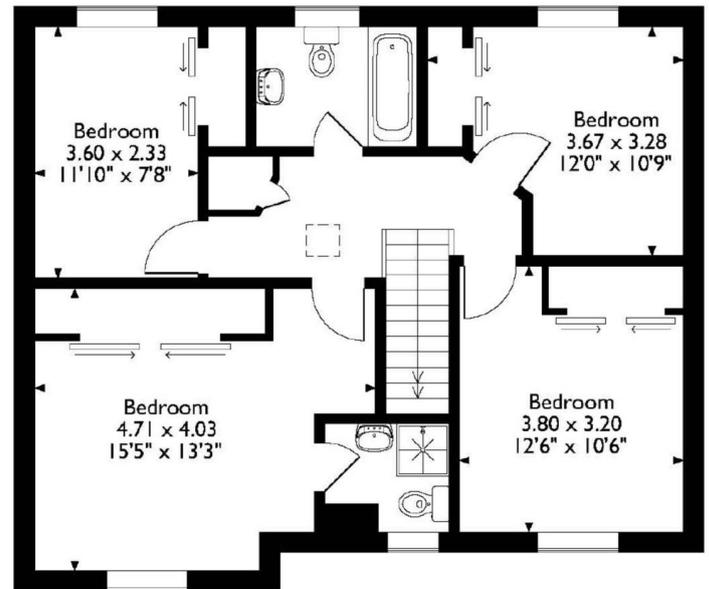
The dining room offers wrap-around access into the kitchen, where plentiful storage within fitted units awaits your culinary adventures.

An adjacent utility room provides further convenience, with access to both the internal garage and the rear garden, making household tasks a breeze.

Approximate Gross Internal Area 144 Sq M/1550 Sq Ft



Ground Floor



First Floor

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.

Venture upstairs, and you'll discover the private quarters of the home. Four bedrooms offer ample space for rest and relaxation, while a family bathroom ensures everyone's comfort.

The principal bedroom boasts an ensuite, providing a luxurious retreat at the end of the day.

From the spacious entrance hall to the well-appointed bedrooms, Beading Close offers a harmonious blend of style and functionality for modern living.

STEP OUTSIDE



Step outside Beading Close and be greeted by a picturesque scene. To the front, an artificial lawn offers easy maintenance and year-round greenery, complemented by mature trees and shrubs that add character to the landscape. A driveway provides parking space for two cars, ensuring convenience for residents and visitors alike, with direct access to the internal garage for added ease.

As you make your way to the rear of the property, you'll be delighted by the expansive rear garden- a haven for families to enjoy. A generous patio area sets the stage for outdoor dining and entertaining, seamlessly transitioning to a lush artificial lawn, providing a safe and inviting space for children to play. With ample room for relaxation and recreation, the rear garden of Beading Close is a true oasis for homeowners to savour.

INFORMATION

Postcode: NP19 4TL
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

East bound On the A4810, off the Mechanical Clock roundabout access the Glan Llyn development onto Baldwin Drive, and take the first right onto Bloomery Circle, then take a left, and left again onto Beading Close and the property is located on the left hand side. Number 3.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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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