



LANGSTONE

Guide price £300,000



 ARCHER & CO

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To book a viewing call 01633 449884

32 PARK END

Newport NP18 2NB



Close proximity to local schools & shops
Close to the M4 Corridor
Outbuilding currently used as a bedroom

Welcome to Park End this stunning semi-detached home in an excellent location in Langstone. Situated within the catchment area for good schools and close to the M4 corridor, this property offers exceptional convenience for families and commuters alike. Enjoy easy access to local shops, pubs, restaurants, and the luxurious Celtic Manor Resort.

This beautifully extended home features a two-storey addition, providing generous living space with an open plan layout that seamlessly combines the living, dining, and kitchen areas. The property offers flexibility with three well-proportioned bedrooms, perfect for a growing family or accommodating guests. Externally, the home boasts a low-maintenance split-level rear garden with Artificial lawn, ideal for relaxation and entertaining. The driveway provides off-road parking, and the outbuildings offer an additional bedroom or potential for a home office.



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KEY FEATURES

- Semi detached
- Driveway
- Generous rear garden
- Modern kitchen & bathroom
- Three/four bedrooms
- Two storey extension



STEP INSIDE

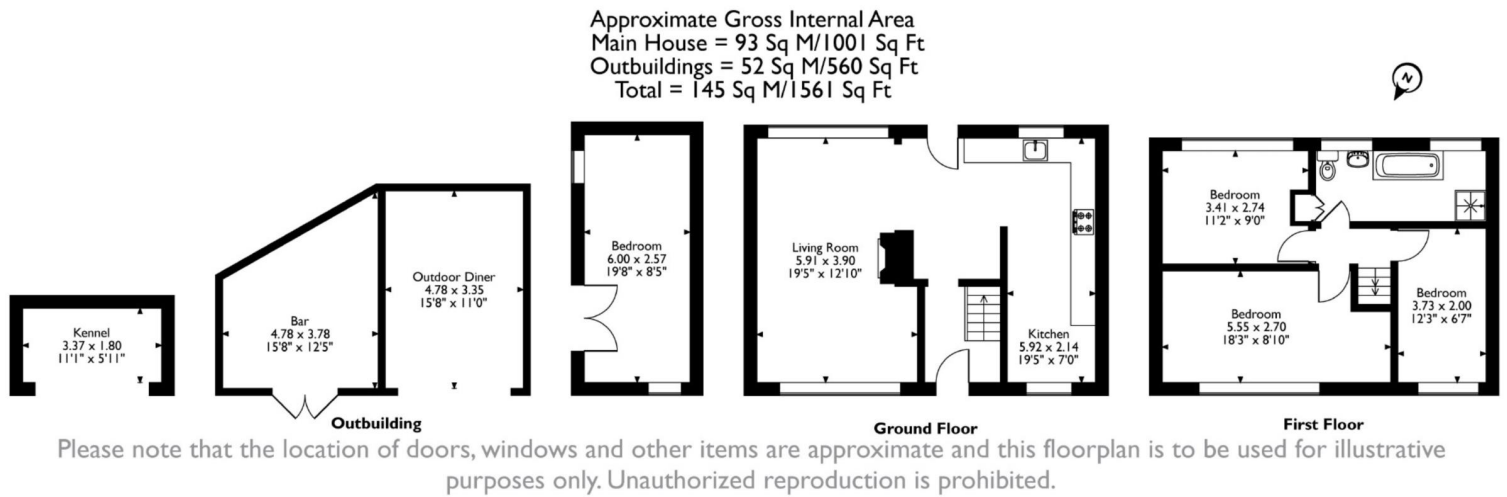


Step inside to discover a beautifully flowing open plan living space that seamlessly combines the living room, dining area, and kitchen.

Modern touches are evident throughout, from sleek cabinetry and high-quality appliances in the kitchen to contemporary finishes in the living and dining areas.

This cohesive space is perfect for both relaxed family living and entertaining guests, providing a versatile environment that's easy to maintain.

Upstairs, you'll find three well-proportioned bedrooms, each offering space and comfort.



The bedrooms are thoughtfully designed to accommodate family members of all ages, providing private retreats for relaxation and rest.

The main bathroom is impressively large and features modern fixtures and fittings, creating a luxurious haven for unwinding after a long day.

This home effortlessly combines style and practicality, making it an ideal choice for those seeking a comfortable and contemporary living space.

STEP OUTSIDE



Step outside to a thoughtfully designed exterior that blends convenience and style. The low-maintenance driveway offers practical off-road parking and easy access to the home. A side entrance leads to the rear, ensuring seamless movement from front to back.

In the rear, you'll find a delightful split-level garden, meticulously designed for both relaxation and entertainment. The use of Artificial lawn ensures a green, lush appearance year-round, without the need for constant upkeep. This inviting space is perfect for outdoor activities and social gatherings.

Complementing the garden are well-maintained outbuildings, providing versatile options for an additional bedroom, a workshop, or even a home office. These structures enhance the functionality of the property, catering to a variety of needs.

INFORMATION

Postcode: NP18 2NB

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Head South East on the Coldra Roundabout, exit the roundabout onto the A48, at the next roundabout, take the second exit onto Chepstow Rd/A48, continue for 0.7 miles then turn left onto Park End, and finally turn right to stay on Park End and the once you come to the end of the street, the property will be on the left hand side number 32.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
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