



NEWPORT

Offers over £250,000



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71 BLOOMERY CIRCLE

Newport, NP19 4TR



Low maintenance rear garden
Ideal for first time buyers or small families
Close to the M4 corridor

Situated on the highly sought-after Glan Llyn development in Newport, this spacious and stylish three-bedroom semi-detached home is ideal for first-time buyers or small families. Designed with modern living in mind, the property features a bright and airy lounge-diner with patio doors opening onto a low-maintenance rear garden, perfect for entertaining. The beautifully designed kitchen offers a sleek and functional space, while the principal bedroom benefits from a private en-suite. Additional highlights include a garage for convenient storage or parking.

The Glan Llyn development is known for its excellent amenities, including scenic parks, picturesque lakes, and a well-regarded primary school, creating a welcoming and family-friendly community. Conveniently located near the M4 corridor, the property offers easy access for commuters, while Newport Spytt Retail and Leisure Park, with its wide range of shopping and entertainment options, is just a short distance away. This fantastic home is ideally positioned for modern lifestyles and could potentially be offered with no onward chain, making it an opportunity not to be missed!

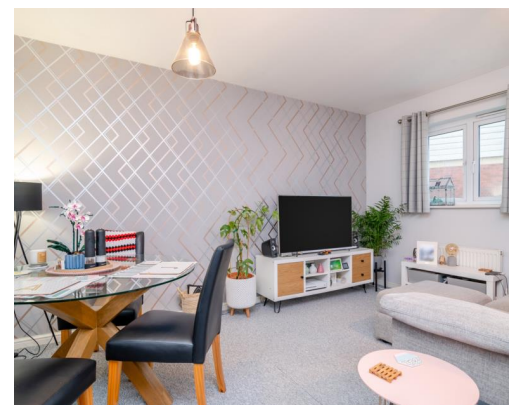


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KEY FEATURES

- Potentially no onward chain
- Three bedrooms
- Lounge diner
- Downstairs WC
- Single garage
- Principal ensuite



STEP INSIDE

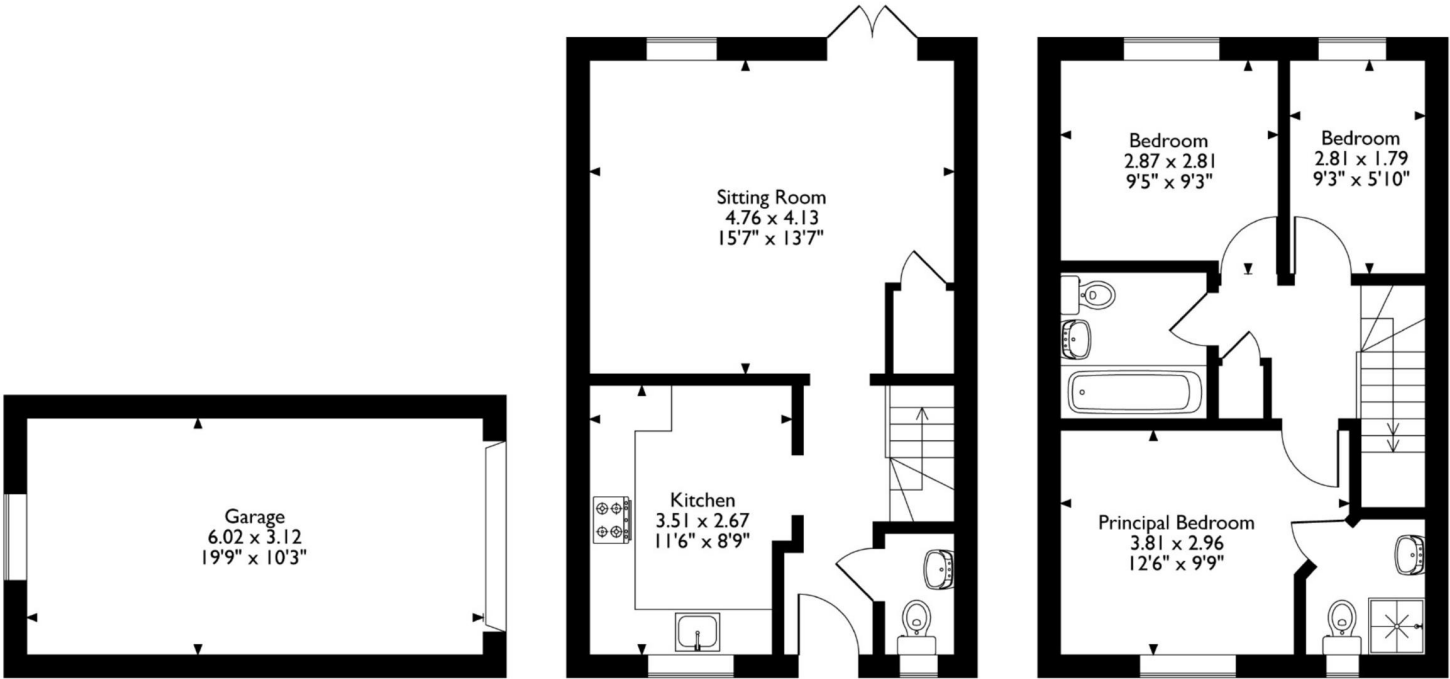


As you step inside this lovely home on Bloomery Circle, you are welcomed into a bright entrance hall that provides access to all the key areas of the ground floor. From here, you'll find a convenient downstairs cloakroom, a modern kitchen, the spacious lounge diner, and stairs leading to the first floor.

The lounge diner is a versatile and inviting space, complete with an understairs storage cupboard and French doors that open out onto the rear garden, perfect for entertaining or relaxing.

The sleek kitchen is fitted with stylish cabinets and offers dedicated spaces for a washing machine, dishwasher, and fridge freezer, creating a practical yet contemporary feel.

Approximate Gross Internal Area
Main House = 76 Sq M/818 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Total = 95 Sq M/1023 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.

Upstairs, the first floor leads to three well-proportioned bedrooms, including the principal bedroom, which boasts its own private en-suite for added comfort.

A family bathroom completes the floor, offering a modern and functional space for everyday living.

STEP OUTSIDE



Step outside and you'll find even more to love about this property. To the front, there's convenient side gate access leading to the rear garden, while a beautifully maintained development park is situated just outside the house, perfect for families with young children.

To the rear, the low-maintenance garden offers a private and tranquil space to relax or entertain, featuring a neat patio area that's ideal for outdoor dining.

Additionally, there is garage which is conveniently located under the nearby coach house behind the garden. This setup offers practicality and ease of use, making outdoor living here both functional and enjoyable.

INFORMATION

Postcode: NP19 4TR

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the Coldra roundabout take the A48 towards Newport continue straight over the next two roundabouts, at the third roundabout turn left, passing Newport retail park. At the next roundabout turn left again onto the A4810 towards Magor. Go over a set of traffic lights and then the left at the next roundabout (Land Rover garage) and turn left at the roundabout with the clock tower into the Glan Llyn development. Continue to the next mini round about and turn right, Follow the road down and around to the right, then take the first right onto Bloomery Circle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)		
C (69-80)	80	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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