



NEWPORT

Guide price **£325,000**



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# 106 BESSEMER DRIVE

Newport, Newport NP19 4TP



Great community  
Great location  
Close to M4 corridor

Situated in the thriving Glan Llyn development on Bessemer Drive, this stylish three-bedroom semi-detached home offers an exceptional blend of contemporary comfort and convenience. Perfect for first-time buyers or small families, the property is nestled within a community celebrated for its award-winning regeneration. In 2022, Glan Llyn received accolades for Best Biodiversity Enhancement on a Brownfield Project and Best Regeneration Initiative at the House Builder Awards, reflecting its seamless integration of green spaces with modern living.

Residents enjoy access to excellent local schools, and a friendly pub. While Spytt Retail Park is just a short drive away for all your shopping needs. Commuters benefit from easy connections via the M4 corridor, making travel to nearby cities effortless. With the highly anticipated Glan Llyn Central Lake nearing completion, offering picturesque views and recreational opportunities, this vibrant community provides the perfect balance of nature, convenience, and connectivity.



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## KEY FEATURES

- Semi Detached
- Generous garden
- Driveway
- Three bedrooms
- Downstairs WC
- Ideal for first time buyers



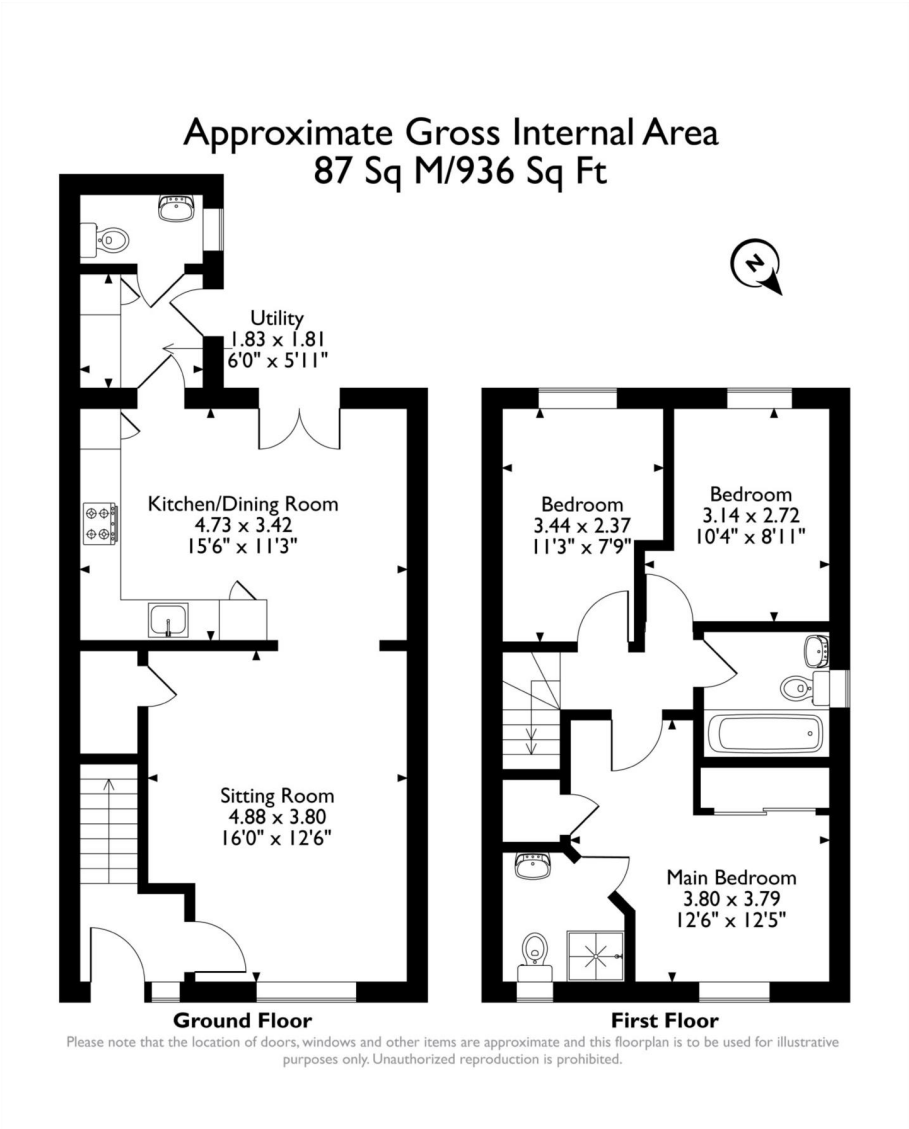


# STEP INSIDE



Step inside this charming home on Bessemer Drive, where a welcoming hallway greets you, leading straight ahead to the staircase and to the right, a spacious lounge.

The lounge seamlessly transitions into a modern open-plan kitchen/diner - an ideal space for entertaining and everyday living. French doors open directly to the rear garden, filling the space with natural light and creating a bright, airy atmosphere.



Just off the kitchen, a practical utility room and a convenient downstairs WC add to the home's functionality.

Upstairs, you'll find three well-proportioned bedrooms, including a principal suite with built-in wardrobes and a private en-suite.

The additional bedrooms offer versatility, perfect for family, guests, or a home office. A contemporary family bathroom completes the upper level, ensuring style and comfort for all.

Designed with modern living in mind, this home effortlessly blends space, convenience, and elegance.



# STEP OUTSIDE



Step outside Bessemer Drive and discover a low-maintenance front, complete with a convenient driveway offering space for two cars. A secure side gate leads to the generous rear garden, ensuring both privacy and ease of access. This garden is very large in comparison to other properties in Glan Llyn. Designed for both relaxation and practicality, the rear garden features a neatly maintained lawn and a stylish patio area perfect for outdoor dining, entertaining, or simply unwinding in the fresh air. Whether you're hosting a summer gathering or enjoying a quiet evening outdoors, this inviting space provides the ideal extension of your home.

## INFORMATION

Postcode: NP19 4TP  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: B







## DIRECTIONS

East bound on the A4810 driving past Newport Spytty Retail Park, take the first exit continuing on the A4810, and at the second roundabout take the second exit, then take the slip road before the Llanwern Bull restaurant, follow the road around, turn left onto Bessemer drive and the property is located on the left-hand side, number 106.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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