



GLAN LLYN, NEWPORT

Offers over **£190,000**



ARCHER & Co

49 BESSEMER DRIVE

Glan Llyn, Newport NP19 4TN



Great location

Close to Newport Spytt Retail & Leisure Park

Close to M4 corridor

Offered to the market with no onward chain, this well-presented two-bedroom coach house is located in the increasingly popular Glan Llyn development in Newport. Ideal for both first-time buyers and investors, the property offers stylish, low-maintenance living in a convenient and sought-after location. Internally, the home features a spacious open-plan lounge/diner filled with natural light, a separate kitchen, two generously sized bedrooms, and a modern family bathroom. Additional benefits include a private entrance, allocated parking, and excellent transport links.

Situated just moments from the M4 corridor, this property is ideal for commuters travelling to Cardiff, Bristol, or further afield. It is also conveniently close to Newport's Spytt Leisure Park, offering a variety of shops, restaurants, and entertainment facilities. For golf enthusiasts or those seeking luxury getaways, the world-famous Celtic Manor Resort is just a short drive away. Glan Llyn remains a highly desirable location thanks to its well-designed community, green open spaces, and proximity to local amenities.

STEP INSIDE

Step inside this well-maintained coach house on Bessemer Drive and you're welcomed by a private entrance hall with stairs leading directly up to the main living space.

To your right, you'll find convenient internal access to the integral garage, ideal for secure storage or parking.

Upstairs, a spacious landing connects all principal rooms.

The generous lounge/diner is bright and airy, providing a perfect space for both relaxing and entertaining.

A separate kitchen offers a practical layout with ample worktop and storage space, ideal for keen cooks or busy households.

There are two well-proportioned double bedrooms, both offering comfortable accommodation with room for wardrobes and additional furnishings.

A modern family bathroom completes the internal layout, featuring a clean, contemporary finish.

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KEY FEATURES

- No chain
- Two double bedrooms
- Internal garage
- Ideal for first time buyers or investors
- Separate kitchen
- Great condition



STEP OUTSIDE

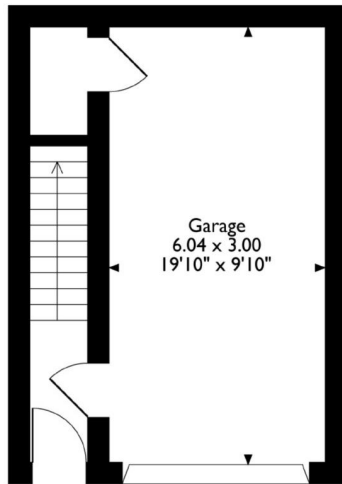
Step outside to find an integral garage offering secure storage or parking, with an additional private parking space directly in front. Located on Bessemer Drive, the property benefits from a quiet setting within this modern and well-connected development.

AGENT'S NOTE:

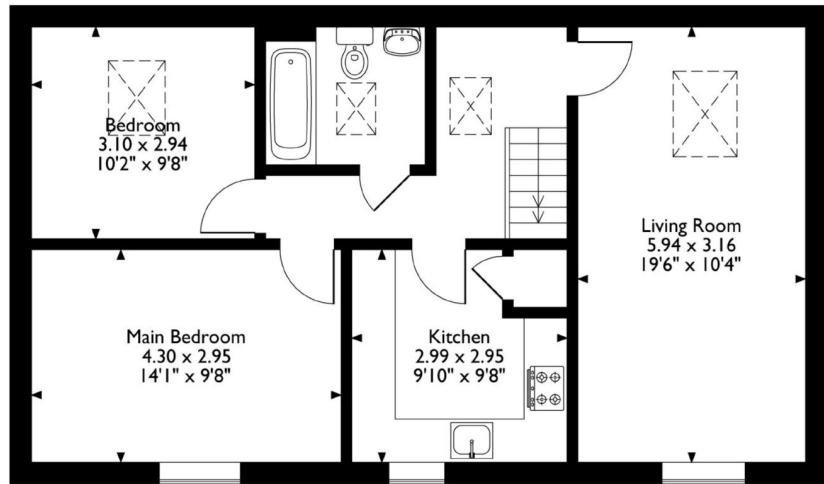
All the white goods at the property are included in the sale. We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person as defined by the Act.



Approximate Gross Internal Area 90 Sq M/969 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.


DIRECTIONS

From the Coldra roundabout (junction 24 on the M4) take the A48 south towards Llanwern. Continue along the A48 and at the large roundabout adjacent to the retail park turn left onto the A4810 towards Magor. Bear left at the next roundabout and at the next roundabout with the Newport mechanical clock, turn left into Glan Llyn and at the next roundabout turn right into Bessemer Drive. Follow Bessemer Drive for about 200yards passing the primary school, and after the road bears round to the right turn immediately left under a square archway into a small courtyard. The property is on the left.



INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(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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