



GLAN LLYN, NEWPORT

Guide price **£425,000**



ARCHER & CO

12 SPENCER WAY

Glan Llyn, Newport, Newport NP19 4BB



Generous principal bedroom with en suite
Well maintained rear garden
Close to M4 corridor

Situated within the increasingly popular Glan Llyn development in Newport, this beautifully presented four-bedroom detached home offers an ideal setting for growing families. Designed with both comfort and practicality in mind, the property boasts a spacious and modern layout, featuring a generous open-plan kitchen/diner that is perfect for entertaining or enjoying family meals. Additional highlights include a separate utility room, a downstairs WC, and a bright, welcoming lounge ideal for relaxing after a busy day. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en suite, offering a private retreat for parents.

Glan Llyn itself is a vibrant, family-friendly community that benefits from scenic lakes, parks and play areas, and a newly established primary school. For those with an active lifestyle or a love for luxury, the world-famous Celtic Manor Resort - home to championship golf courses, a luxury spa, and fine dining - is just a short drive away. Additionally, Newport's Spytt Retail and Leisure Park is just a stone's throw from the property, offering a wide range of shopping, dining, and entertainment options.

With excellent access to the M4 corridor, this superb home effortlessly blends modern family living with convenience, making it an ideal choice for today's busy households.



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KEY FEATURES

- Detached
- Four bedrooms
- Two bathrooms
- Single garage
- Solar panels
- Separate utility room



STEP INSIDE



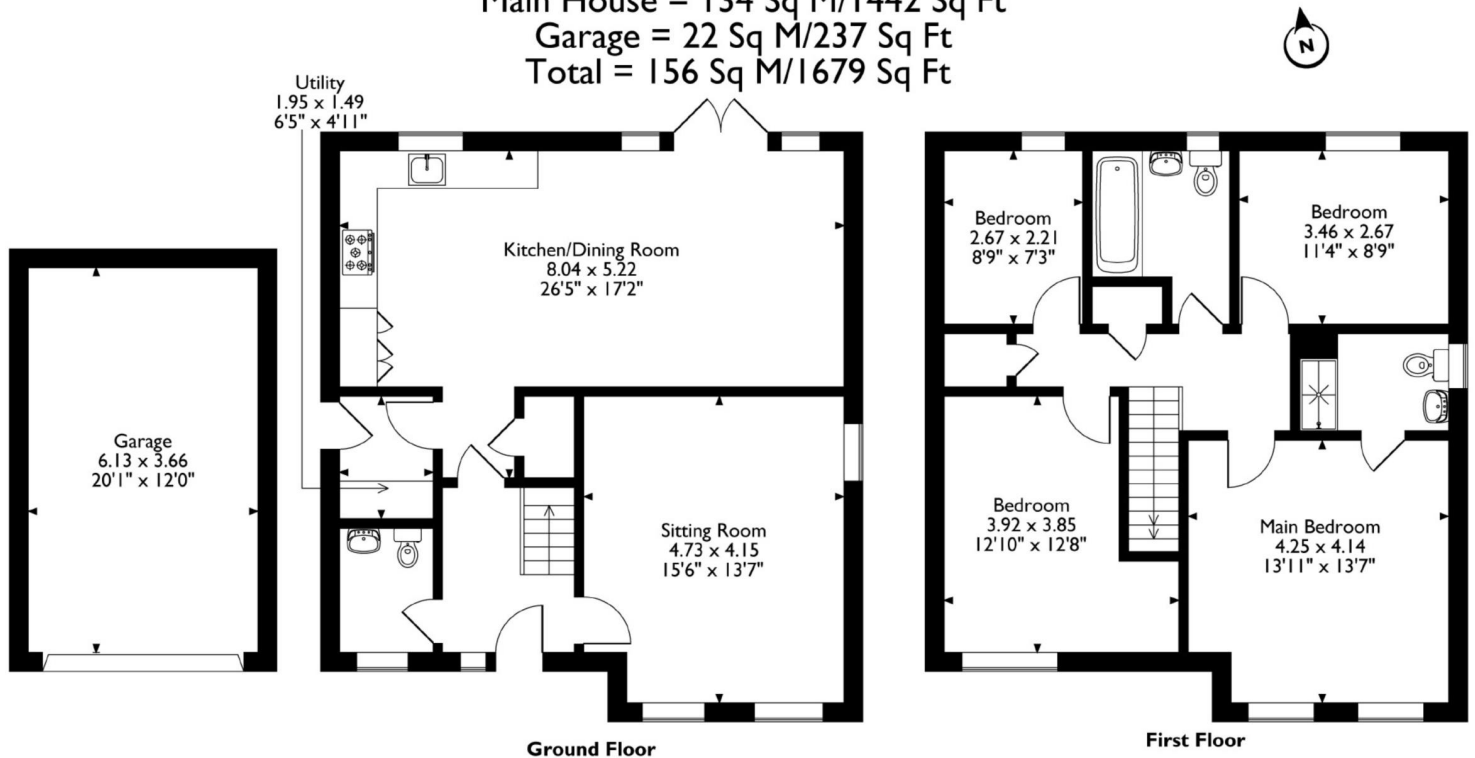
As you step into this beautifully presented home on Spencer Way, you're welcomed by a spacious entrance hallway that immediately sets the tone.

To your right, you'll find a cosy yet generously sized family lounge, perfect for relaxing evenings or hosting guests.

To the left, there's a convenient downstairs WC, ideal for family life and visiting guests.

Heading straight on, you're greeted by the separate utility room, which offers direct access to the driveway, making everyday tasks like unloading shopping or managing laundry both practical and effortless.

Beyond the utility lies the heart of the home: a stunning, open-plan kitchen diner. This space boasts ample storage, sleek units, and plenty of room for a dining table. The French doors lead directly into the rear garden, creating the perfect setting for entertaining guests or enjoying alfresco dining during warmer months.



This well-designed layout makes this property an ideal choice for families seeking style, space, and functionality in a sought-after location.

STEP OUTSIDE



Step outside and enjoy the low-maintenance yet charming outdoor spaces that this property on Spencer Way has to offer. To the front, you're welcomed by a neatly presented courtyard-style garden featuring mature trees and shrubs that provide privacy and a touch of greenery all year round.

To the left of the property, there is a private driveway with space for two vehicles, giving access to a single garage perfect for additional storage or secure parking. A side gate from the driveway also leads directly into the rear garden for added convenience.

At the rear, you'll find a delightful family-friendly garden, thoughtfully designed with a mix of patio and lawn, ideal for relaxing, playing, or hosting summer barbecues. Mature trees and shrubs border the garden, creating a peaceful outdoor space. Behind the garage, there's even more useful storage space.

Adding further value and efficiency, the property also benefits from solar panels on the roof, helping to reduce energy costs and support sustainable living.

INFORMATION

Postcode: NP19 4BB

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

East bound On the A4810, off the Mechanical Clock roundabout access the Glan Llyn development onto Baldwin Drive, take the first left onto Spencer Way and the property will be located on the right hand side, number 12.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	87	88
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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