



LLANWERN

Guide price **£400,000**



ARCHER & Co

7 BRAKE CRESCENT

Llanwern, Newport NP18 2EF



Oak block flooring throughout ground floor
Beautifully decorated
Ideal for families

Situated on the sought-after Llanwern development, this beautifully presented three-bedroom detached Redrow home, offers a perfect blend of style, comfort, and privacy. The heart of the home is a tastefully designed open-plan kitchen/diner, ideal for both family living and entertaining, complete with high-quality finishes and integrated appliances. This space is complemented by a separate utility room and a convenient downstairs WC. A generous family lounge provides a cosy yet spacious retreat for relaxing evenings.

Upstairs, the property boasts three well-proportioned double bedrooms, including a luxurious principal suite with its own ensuite shower room, alongside a modern family bathroom. The rear garden is a true highlight, completely private and ideal for outdoor dining or peaceful unwinding, while the front aspect enjoys tranquil views over the surrounding woodland, offering a sense of seclusion rarely found in modern developments.

This property is perfectly positioned for commuters and families alike, with close proximity to the M4 corridor, making travel to Cardiff, Bristol, and beyond incredibly convenient. The world-renowned Celtic Manor Resort is just minutes away, and Newport's Spytt Retail and Leisure Park is a stone's throw from your doorstep, offering a fantastic range of shops, restaurants, and entertainment options.

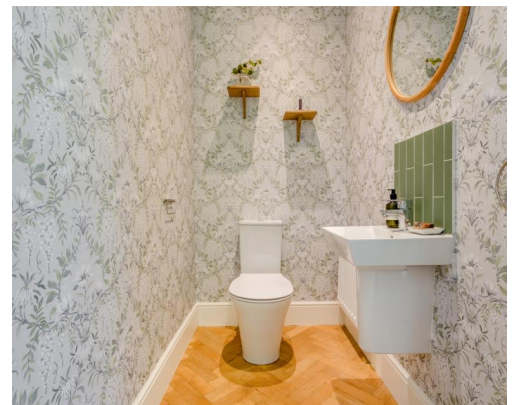


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KEY FEATURES

- Detached
- Three double bedrooms
- Principle ensuite
- Separate utility room
- Detached garage
- Close to M4 corridor



STEP INSIDE



As you enter this stunning home on Brake Crescent, you're immediately greeted by a welcoming entrance hall, where the beautiful oak block flooring, thoughtfully added by the current sellers, sets the tone for the quality and finish throughout.

To the left, you'll find a spacious and inviting family lounge, perfect for relaxing or entertaining guests.

To the right, the heart of the home unfolds into a stylish kitchen/diner, featuring contemporary fittings, ample space for dining, and French doors that open out to the private rear garden, ideal for indoor-outdoor living. From here, you'll also find access to a separate utility room, keeping laundry and storage neatly tucked away.

Returning to the entrance hall, you'll find a convenient downstairs WC and staircase leading to the first floor.



First Floor

Every room has been carefully styled to create a calm and comfortable living environment, making this a perfect home for modern family life.

STEP OUTSIDE



Outside, this property continues to impress with a driveway providing off-road parking and access to a detached garage, offering excellent storage or additional parking options. There is also an electric car charging point.

A side gate leads to the rear garden, where you'll find a beautifully landscaped, split-level outdoor space. The upper level features a spacious patio area, perfect for entertaining guests or enjoying alfresco dining in the warmer months. Steps lead down to a well-maintained lawn and an additional patio at the rear, ideal for summer gatherings, barbecues, or simply relaxing with family and friends.

One of the standout features of this garden is its exceptional privacy. Unlike many properties in modern developments, this home enjoys a totally secluded outdoor area, offering a peaceful and uninterrupted retreat. To the front, the property benefits from private, tranquil views across natural woodland, enhancing the sense of space and seclusion in this desirable location.

INFORMATION

Postcode: NP18 2EF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From Junction 24 of the M4 (eastbound), take the exit and follow signs for the A48 towards Newport East and the Celtic Manor. At the Coldra roundabout, take the second exit onto the A48 and continue for about 1.5 miles. Turn left onto Cot Hill after 0.8 miles and after 0.4 miles, take the first right onto Brake Crescent. The property is number 7.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
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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