



GLAN LLYN, NEWPORT

Offers over **£260,000**



21 ANNEALING GROVE

Glan Llyn, Newport, Newport NP19 4UA



Generous size garden
Great location
Beautifully decorated

Welcome to Annealing Grove, a beautifully presented three-bedroom end terrace home, located within the increasingly popular and family-friendly Glan Llyn development. This modern property presents a fantastic opportunity for first-time buyers, young professionals, and growing families, offering stylish living in a convenient and well-connected setting.

The ground floor boasts a bright and spacious lounge, ideal for relaxing or entertaining, alongside a contemporary kitchen/diner perfect for everyday living. A convenient downstairs WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a principal with en-suite shower room, as well as a sleek and modern family bathroom.

Glan Llyn is more than just a development it's a thriving community. Residents benefit from a range of local amenities including a primary school, a family-friendly restaurant, well-maintained parks, play areas, and picturesque lakes ideal for walking and leisure. The property is also located just a short distance from Newport's Spytt Retail and Leisure Park, providing access to a wide range of shops, restaurants, and entertainment options.

For commuters, the excellent transport links via the M4 corridor offer easy access to Cardiff, Bristol, and beyond. Additionally, the world-famous Celtic Manor Resort, known for its golf, spa, and dining experiences, is just a short drive away.



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KEY FEATURES

- Three bedrooms
- Downstairs WC
- Two allocated parking spaces
- Principal ensuite
- Ideal for first time buyers or families
- Close proximity to M4 corridor



STEP INSIDE

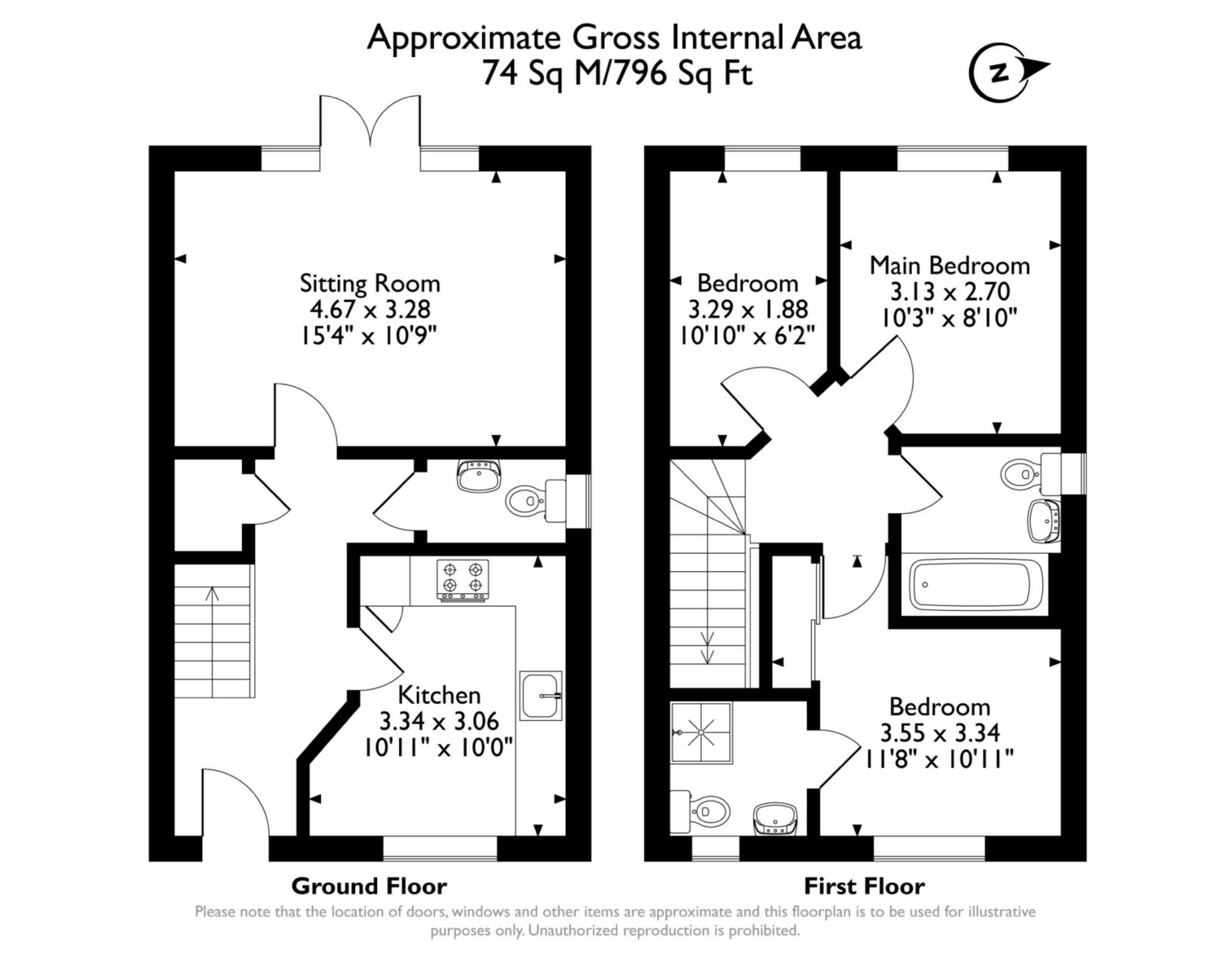


As you enter the property, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home.

Immediately to the right, you'll find a well-appointed kitchen featuring ample storage and worktop space, along with room for a small dining table, ideal for casual meals or morning coffee.

Heading back through the hallway, you'll pass a convenient downstairs WC before reaching the spacious family lounge positioned at the rear of the property.

This generous living area is perfect for relaxing or entertaining, and it benefits from French doors that open directly onto the rear garden offering a seamless blend of indoor and outdoor living, particularly enjoyable in the warmer months.



Upstairs, the property continues to impress with three well-proportioned bedrooms.

The principal bedroom is a standout feature, boasting its own en-suite shower room for added privacy and convenience.

The remaining two bedrooms are served by a modern family bathroom, ideal for a growing family or visiting guests.

Thoughtfully laid out and filled with natural light, this home offers comfortable and practical living across both floors.

STEP OUTSIDE



To the front of the property, Annealing Grove offers the convenience of two allocated parking spaces, providing easy access for homeowners and visitors alike. A side gate leads directly to the rear garden, ensuring both practicality and privacy.

The rear garden is a delightful outdoor space, featuring a patio area perfect for outdoor seating or summer dining. The remainder of the garden is laid to lawn, offering a safe and secure area for children to play or for pets to enjoy. Mature trees and well-established shrubs border the garden's boundary, creating a sense of seclusion and adding natural beauty to this peaceful and private outdoor retreat.

INFORMATION

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





DIRECTIONS

East bound on the A4810 driving past Newport Spytt 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 right onto Annealing Grove and the property is located on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
A (92-100)		
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.