



# GLAN LLYN

Offers over **£330,000**



# 4 WEST AFRICA GROVE

Glan Llyn, Newport, NP19 4EA



Balcony to the front of the property  
Integrated Garage  
Open plan kitchen diner

Set within the ever-growing Glan Llyn development, this beautifully maintained four-bedroom semi-detached property on West Africa Grove is perfectly suited to modern family life. Arranged over three well-designed floors, the home offers spacious and flexible living with a sleek open-plan kitchen/diner, a bright and comfortable lounge, and four good-sized bedrooms, including a spacious master with en-suite. The rear garden is attractively landscaped and ideal for hosting, while off-road parking adds further convenience.

Ideally located for commuters, the property offers easy access to the M4 corridor and is just a short drive from the prestigious Celtic Manor Resort, known for its golf, spa, and fine dining. Spytty Retail and Leisure Park is also nearby, offering a range of shops, eateries, and family entertainment.

Glan Llyn itself is a thriving and family-friendly community, featuring scenic lakes, green open spaces, a modern primary school, and ongoing development, making it an increasingly sought-after place to call home.



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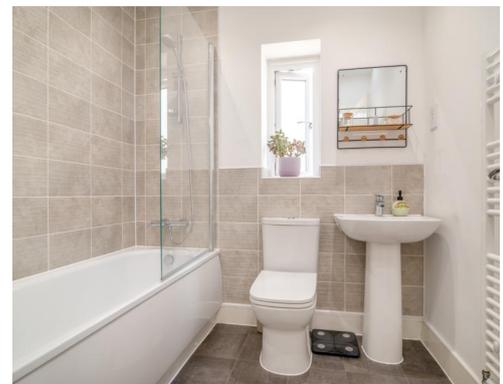


### KEY FEATURES

- Semi detached
- Principal ensuite
- Three bathrooms
- Integrated garage
- South facing rear garden
- Utility room



# STEP INSIDE



Step through the welcoming front porch into a spacious entrance hall that sets the scene for this adaptable and well-presented family home.

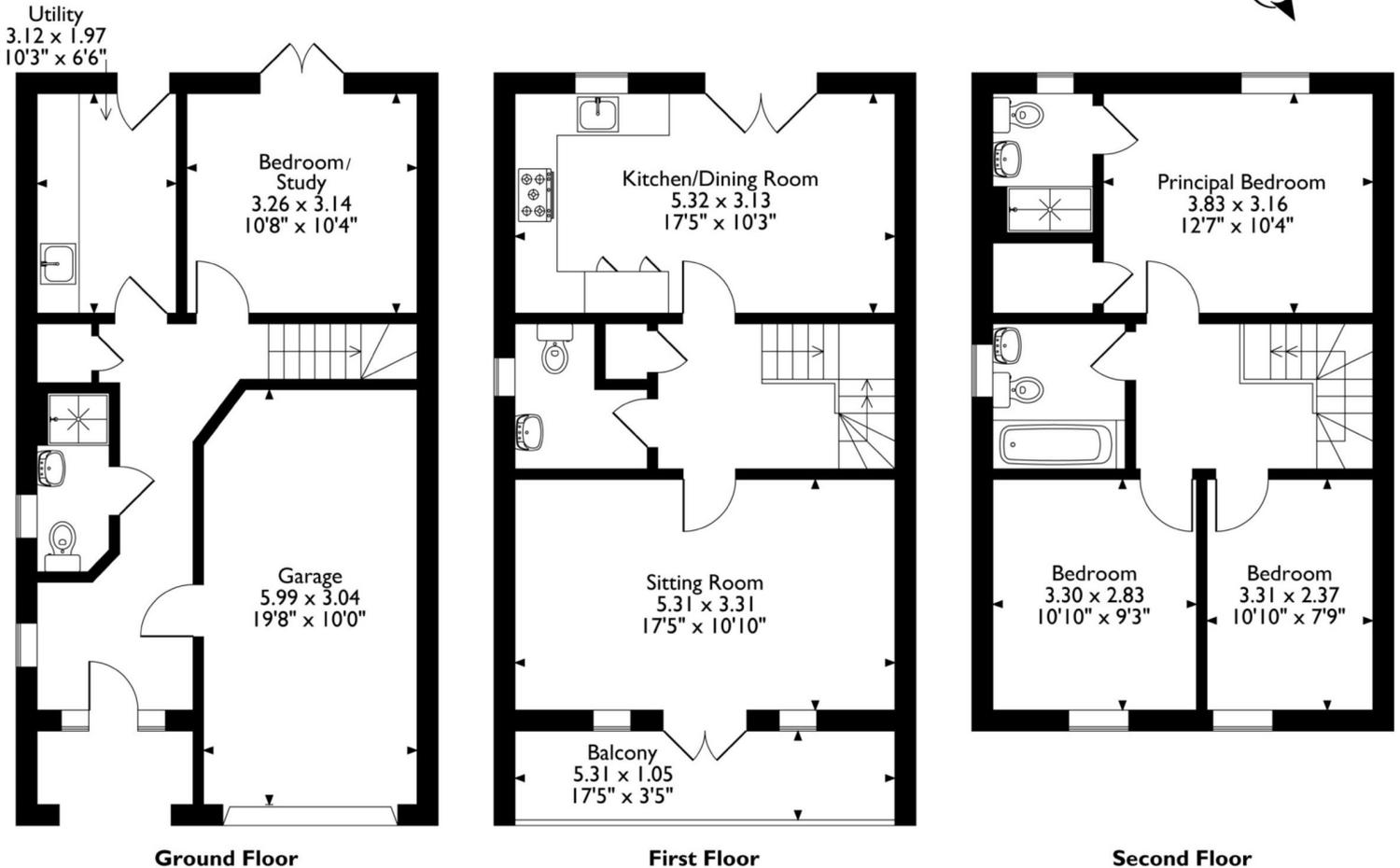
To the right, there's handy internal access to the garage.

The ground floor also includes a contemporary shower room, a generous utility room, and a well-sized bedroom with understairs cupboard and patio doors opening onto the rear garden ideal for guests, older children, or multi-generational living.

The first floor boasts a large WC, a bright and spacious family lounge, and an impressive open-plan kitchen/diner.

The kitchen features a Juliet balcony overlooking the garden, while the lounge offers French doors leading out to a front-facing balcony an ideal spot to unwind in the evening.

## Approximate Gross Internal Area 152 Sq M / 1637 Sq Ft



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.

On the second floor, you'll find three further bedrooms, including a well-proportioned principal suite with its own en-suite shower room.

West Africa Grove offers thoughtfully arranged and flexible living across three levels, ideal for today's modern families.

A stylish family bathroom serves the additional bedrooms, providing excellent accommodation for a growing household.

# STEP OUTSIDE



Step outside West Africa Grove and to the front of the home you'll find two allocated parking spaces, offering convenient off-road parking. There is direct access into the garage, ideal for storage or further parking, along with a side gate providing entry to the rear garden.

At the rear, the property boasts a private, south-facing garden that's both low-maintenance and inviting perfect for entertaining or unwinding. The garden features a spacious patio area suited for outdoor dining or seating, with the rest laid to lawn. Bathed in natural light throughout the day, this outdoor space serves as a sunny and peaceful retreat, seamlessly extending the home's living areas during warmer seasons.

#### AGENT'S NOTE:

There is a site maintenance fee payable which the vendors advise was £225 for the current year.

## INFORMATION

Postcode: NP19 4EA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

What3words: [///shirts.trout.dozen](https://www.what3words.com/#!/shirts.trout.dozen)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
A	(92-100)	84	
B	(81-91)		
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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