



GLAN LLYN

Offers over **£260,000**



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135 BESSEMER DRIVE

Glan Llyn, Newport, NP19 4TN



Principal ensuite
Two parking spaces
Ideal for first time buyers or small families

Located in the sought-after Glan Llyn development in Newport, this stylish three-bedroom mid-terraced home presents an ideal opportunity for first-time buyers or young families. The area is celebrated for its vibrant, family-friendly atmosphere, boasting an on-site primary school, tranquil lakes, green open parks, and well-equipped play areas. Perfectly placed for commuters, the property is within easy reach of the M4 corridor, offering excellent links to Cardiff, Bristol, and beyond. Newport's popular Spytt Retail and Leisure Park is also close by, providing a wealth of shopping, dining, and leisure facilities.

The property benefits from two designated car parking spaces to the front and a low-maintenance rear garden, ideal for relaxing or entertaining. Inside, you'll find a welcoming lounge, a contemporary kitchen/diner, and thoughtfully designed living spaces. Upstairs features three well-proportioned bedrooms, including a principal bedroom with a modern en-suite, alongside a stylish family bathroom. Combining comfort, convenience, and a desirable location, this home offers the perfect chance to join one of Newport's most up-and-coming neighbourhoods, making it a truly appealing purchase.



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KEY FEATURES

- Three bedrooms
- Principal ensuite
- Kitchen diner
- Two parking spaces
- Low maintenance rear garden
- Ideal for first time buyers or small families



STEP INSIDE



As you step inside this welcoming home, the entrance hallway immediately offers convenience and practicality.

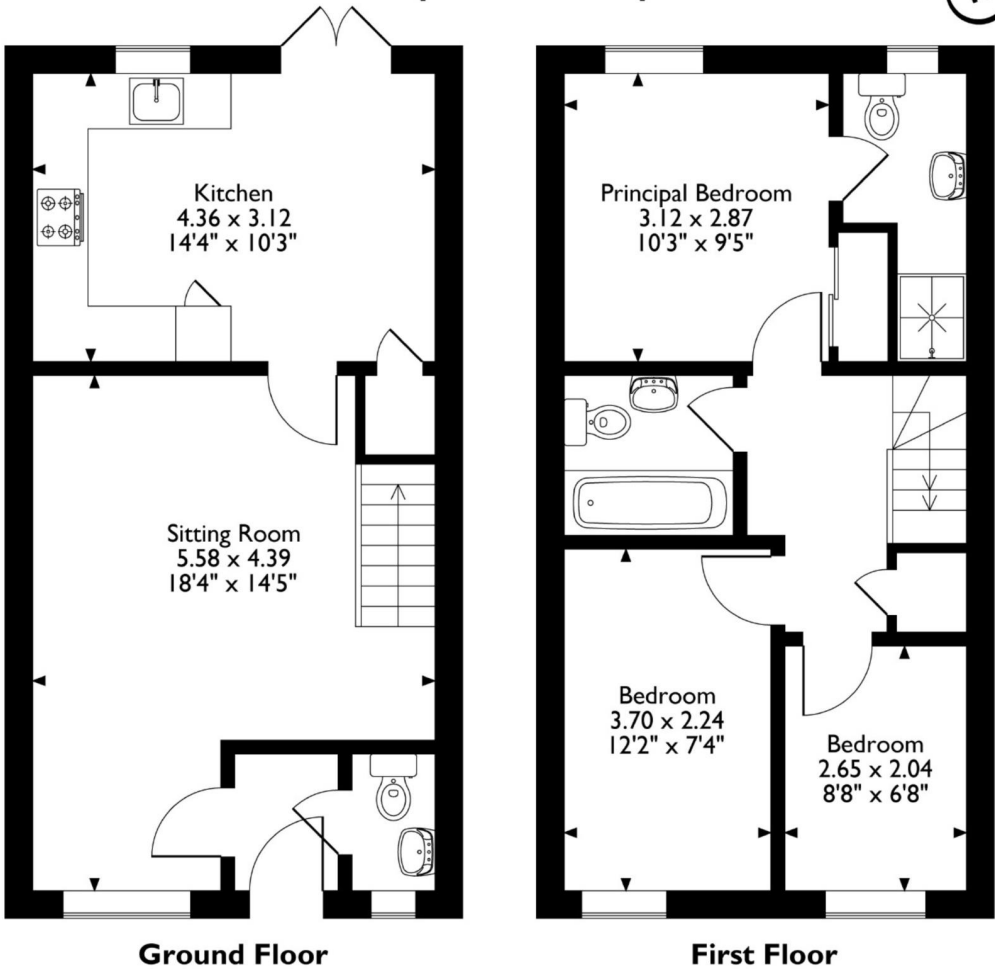
To the right, you'll find a handy downstairs WC, while to the left lies the generous family lounge, a bright and inviting space, perfect for relaxing or entertaining.

From the lounge, stairs lead to the first floor, and there's also direct access into the stylish kitchen/diner.

The kitchen/diner is thoughtfully designed with sleek worktops, modern fittings, and plenty of storage, including a useful under-stairs cupboard.

This space is ideal for family meals or gatherings with friends, and French doors open directly onto the low-maintenance rear garden, creating a seamless flow between indoor and outdoor living.

Approximate Gross Internal Area
78 Sq M/840 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.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

The principal bedroom is a real highlight, benefiting from its own private en-suite shower room, offering both comfort and privacy.

With its practical layout and modern style, this home perfectly blends everyday functionality with a warm and welcoming feel.

STEP OUTSIDE



Stepping outside, the front of the property boasts two designated parking spaces, offering both convenience and practicality. The frontage is enhanced by the added charm of mature trees and neatly maintained shrubs, creating an attractive first impression.

To the rear, you'll find a delightful sun-trap garden, perfect for making the most of warmer days. A paved patio provides the ideal spot for outdoor seating or al fresco dining, while the lawned area offers space for relaxation, play, or gardening. Enclosed for privacy, this inviting outdoor space is a wonderful extension of the home, ready to be enjoyed in every season.

INFORMATION

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





DIRECTIONS

What3words: ///stars.storm.nobody



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
A (92-100)		
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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