



NEWPORT

Guide price **£425,000**



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32 DEEPWATER DRIVE

Newport, NP19 4UE



Ideal family home
Close to the M4 corridor
Stones throw away from Spytt Retail and

Welcome to Deepwater Drive, a spacious five-bedroom detached townhouse set within the increasingly popular Glan Llyn development. Designed with modern family living in mind, this impressive home offers generous accommodation arranged across three floors, providing both versatility and comfort for growing households. The property further benefits from three well-appointed bathrooms, ensuring convenience for all family members, as well as a detached garage offering secure parking and additional storage space.

Glan Llyn is a vibrant and evolving community that continues to attract attention as both a desirable residential location and a smart investment opportunity. The development is perfectly suited to families, with its attractive lakes, landscaped parks, and children's play areas all within easy reach, creating an ideal balance of leisure and lifestyle right on the doorstep.

For commuters, the property is also ideally positioned within close proximity to the M4 corridor, offering easy access to Cardiff, Bristol, and beyond. In addition, Newport Spytt Retail and Leisure Park is only a short distance away, providing a wealth of shopping, dining, and entertainment options.

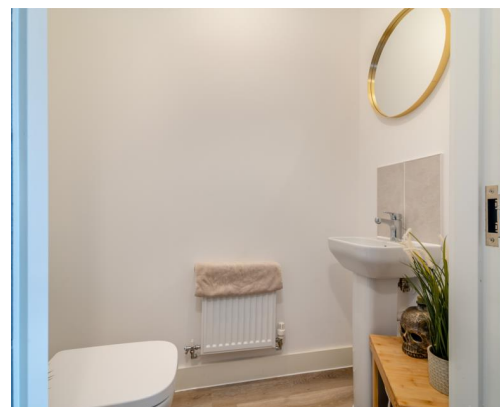


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KEY FEATURES

- Five bedrooms
- Three bathrooms
- Detached garage
- Great location
- Close to the M4 corridor
- Ideal family home



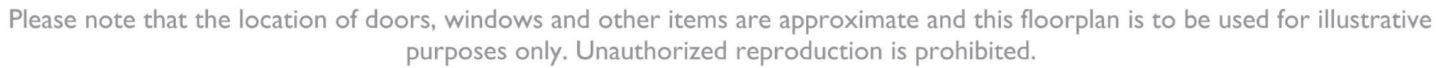
STEP INSIDE



As you enter Deepwater Drive, you are welcomed into a bright and spacious entrance hall that sets the tone for this beautifully presented family home.

To the left-hand side, you will find the family lounge, tastefully decorated by the current owners with a bespoke finish. This inviting space benefits from dual-aspect windows, allowing natural light to flood the room throughout the day, creating a warm and welcoming atmosphere.

To the right of the hallway lies the stylish kitchen/diner, designed with both practicality and modern living in mind. Finished to a high standard with sleek worktops and contemporary fittings, it offers plenty of space for family meals and entertaining guests. A built-in storage cupboard provides convenient space for utilities, while French doors open directly onto the rear garden, extending the living space outdoors. The ground floor is completed by a useful WC.



From here, stairs lead to the second floor, which boasts an additional two double bedrooms and a further bathroom, perfect for guests, older children, or flexible home working.

STEP OUTSIDE



The exterior of Deepwater Drive immediately impresses with its excellent curb appeal, presenting a modern and attractive frontage that complements the style of the development. The property benefits from a driveway providing ample off-road parking, as well as access to a double garage, ideal for secure parking or additional storage.

The garden has been thoughtfully designed for both relaxation and low maintenance. A generous patio area offers the perfect spot for outdoor dining and entertaining, while the lawn provides a safe and sunny space for children to play. Enjoying a favourable aspect, the garden is a real sun trap throughout the day. With ongoing development in the area, the external surroundings of this property will only continue to improve.

INFORMATION

Postcode: NP19 4UE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: ///clouds.carry.fall



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