



LLANMARTIN

Guide price **£200,000**



 **ARCHER & Co**

www.archerandco.com

To book a viewing call 01633 449884

13 ELM CLOSE

Llanmartin, Newport NP18 2HT



Three-bedroom end-terrace property
Close to local shops, schools and amenities
Close to M4 corridor

Welcome to Elm Close, a three-bedroom end-terrace property situated in the popular residential area of Underwood, Llanmartin. This well-presented home is an excellent opportunity for first-time buyers, families, or investors alike, offering spacious and versatile accommodation throughout.

One of the standout features of this property is its rare provision of two bathrooms, including a modern en-suite to one of the bedrooms, an uncommon benefit in this sought-after location. The property also sits on a generous plot, providing ample outdoor space that is ideal for families, entertaining, or those who enjoy gardening, while the end-terrace position ensures a greater sense of privacy.

Underwood itself is a thriving community, benefitting from a well-regarded local primary school, a selection of shops, and everyday amenities, making it an ideal place to settle for both convenience and lifestyle. For commuters, the M4 corridor is close by, offering excellent links to Newport, Cardiff, Bristol, and beyond.



Guide price
£200,000



KEY FEATURES

- Low maintenance rear garden
- Ideal for first time buyers
- Great location
- Three bedrooms
- End terrace
- Close to M4 corridor



STEP INSIDE



As you step into the entrance hall of Elm Close, you are immediately welcomed by a sense of space and flow.

To the right, you will find the dining room, which the current owners have cleverly adapted into a versatile play area, perfect for modern family living.

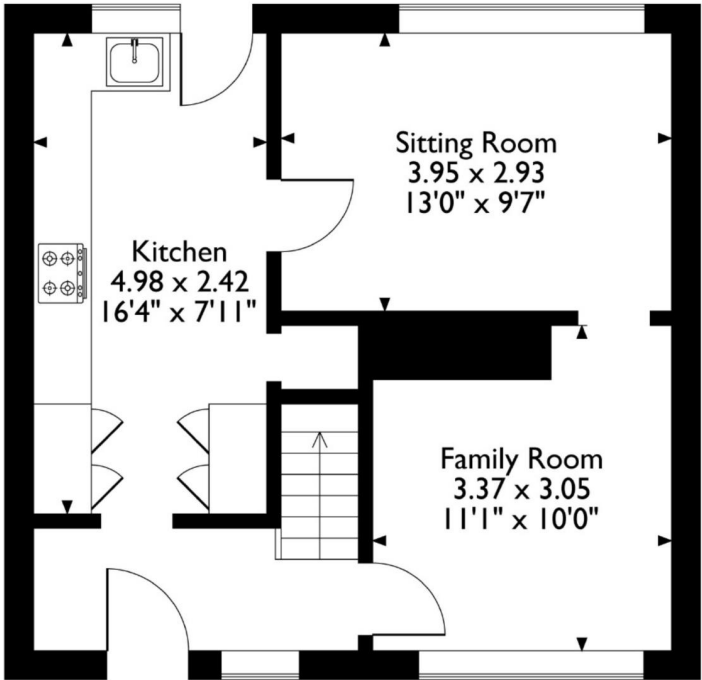
From here, the layout opens seamlessly into the sitting room, creating a warm and inviting space for relaxing or entertaining.

The sitting room then wraps back around to the kitchen and entrance hall, giving the ground floor an excellent open feel with a natural flow throughout.

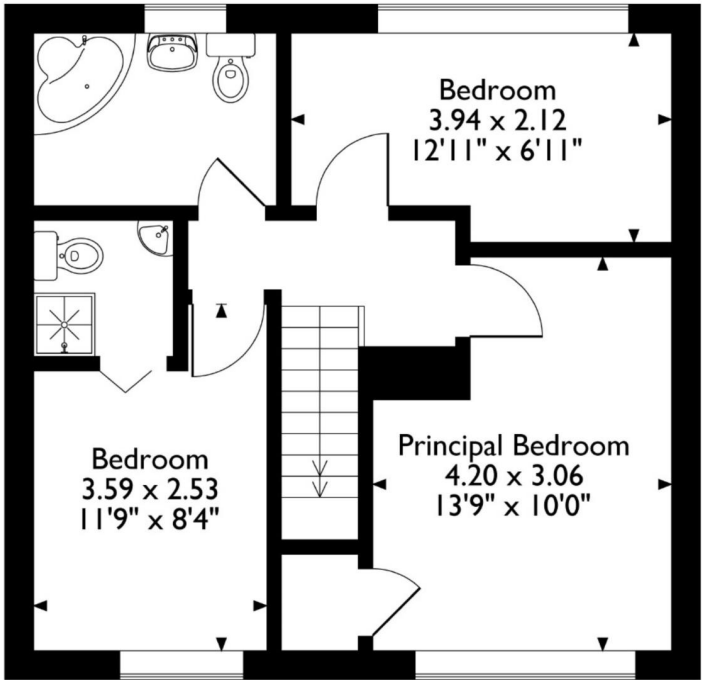
The kitchen has been thoughtfully updated by the current sellers to provide both style and practicality, with modern finishes that suit everyday use. From here, you also benefit from direct access into the rear garden, making it easy to extend your living space outdoors during warmer months.

Approximate Gross Internal Area

84 Sq M/904 Sq Ft



Ground Floor



First Floor

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.

Moving to the first floor, you will discover three well-proportioned bedrooms and a family bathroom.

Bedroom two enjoys the added luxury of its own en-suite, offering comfort and privacy rarely found in properties of this type.

STEP OUTSIDE



The exterior of Elm Close offers both practicality and charm. To the front, steps lead down to a welcoming pathway towards the front door, with a neatly laid lawn adding to the property's appeal. A convenient side gate provides direct access to the rear garden, ensuring easy movement around the home.

To the rear, you'll find a beautifully presented split-level garden that has been thoughtfully landscaped by the current owners. A generous patio area provides the perfect space for outdoor dining and entertaining, while the lawn offers plenty of room for children to play or for relaxing in the sunshine. Benefitting from a favourable aspect, the garden is a true sun trap, making it ideal for both family enjoyment and social gatherings.

INFORMATION

Postcode: NP18 2HT

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: [///armrest.jogging.trickster](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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.