



# GLAN LLYN, NEWPORT

Offers over **£255,000**



ARCHER & Co

# 18 KINGS WALL DRIVE

Glan Llyn, Newport, Newport NP19 4UH



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

Located on Kings Wall Drive within the increasingly popular Glan Llyn development, this three-bedroom mid-terraced home is perfect for first-time buyers or small families. Modern and well-presented throughout, it offers comfortable living in a sought-after community with excellent local amenities.

The Glan Llyn development is celebrated for its vibrant, family-friendly atmosphere, making it a highly desirable location for a wide range of buyers. Residents benefit from an on-site primary school, providing convenience for families, along with tranquil lakes, green open parks, and well-equipped play areas, ideal for children and outdoor activities.

Perfectly placed for commuters, the property enjoys superb transport connections with easy access to the M4 corridor, offering excellent links to Cardiff, Bristol, and beyond. For those seeking retail and leisure opportunities, Newport's popular Spytty Retail and Leisure Park is just a short distance away, boasting a wealth of shopping outlets, dining options, and entertainment facilities.

This is a fantastic opportunity to secure a well-presented property in a thriving location that combines modern living with excellent connectivity and family-friendly surroundings.



Offers over  
**£255,000**



### 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

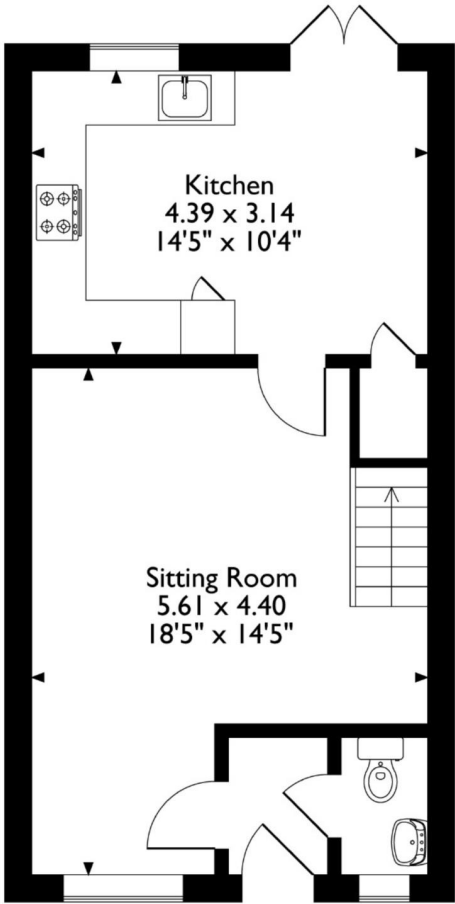


As you step inside this inviting home on Kings Wall Drive, you are welcomed by a practical entrance hallway designed with everyday convenience in mind.

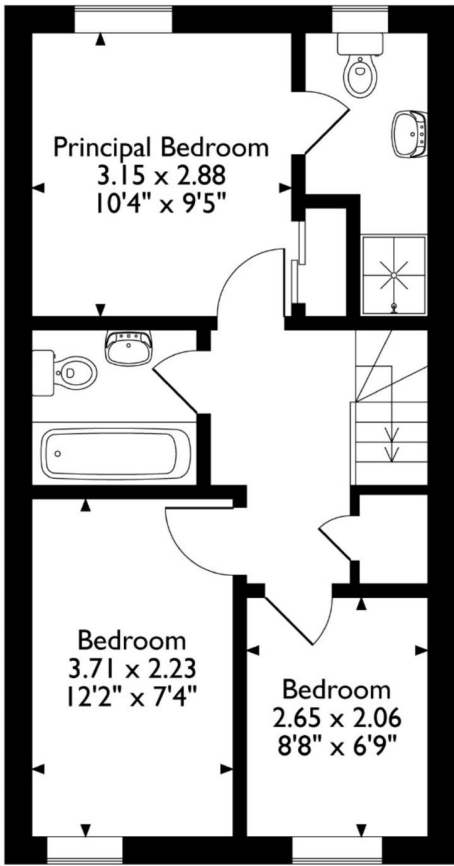
To the right, a useful downstairs WC adds functionality, while to the left, the generous family lounge creates an immediate sense of warmth. Bright and spacious, this room is ideal for unwinding at the end of the day or enjoying time with family and friends.

From the lounge, stairs rise to the first floor, and there is also seamless access into the contemporary kitchen/diner. This stylish and well-appointed space offers the perfect hub of the home, with ample room for cooking, dining, and socialising. French doors open out onto the rear garden, allowing natural light to flow in and creating an effortless indoor-outdoor connection.

Approximate Gross Internal Area  
78 Sq M/840 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.

Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family life, guests, or home working.

The principal bedroom is a standout feature, complete with its own private en-suite shower room, while a sleek family bathroom serves the remaining rooms.

Modern, practical, and welcoming, this property is perfectly designed for comfortable everyday living.

# STEP OUTSIDE



Stepping outside this lovely home on Kings Wall Drive, the front of the property offers two designated parking spaces, providing convenience for residents and visitors alike.

To the rear, you'll find a private and low-maintenance garden, thoughtfully designed for ease of upkeep and year-round enjoyment.

A patio area is perfect for outdoor seating or dining, while the artificial lawn ensures a neat, attractive appearance with minimal effort. Adding further practicality, a generous storage shed is included and will remain with the property, offering excellent space for garden equipment, bikes, or seasonal items. A well-balanced outdoor space to complement the home.

#### AGENT'S NOTE:

The management company for the estate is First Port and we are advised that there is a management charge that is currently approx £160 per annum (2025).

## INFORMATION

Postcode: NP19 4UH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

What3words: ///sounds.pinch.rinse



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| A (92-100)                                  | 96                      |
| B (81-91)                                   | 84                      |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-38)                                   |                         |
| G (1-10)                                    |                         |
| 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.