



LANGSTONE

Guide price **£600,000**



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To book a viewing call 01633 449884

13 COURT VIEW

Langstone, Newport, NP18 2NN



Utility room
Underfloor heating
Close to the M4 corridor

Located in the increasingly popular area of Langstone, Newport, this impressive four-bedroom detached property offers the perfect setting for modern family living. Ideally positioned close to Newport City Centre, Spyttys Leisure Park, and the world-famous Celtic Manor Resort, the property also provides excellent access to the M4 corridor, making it ideal for commuters travelling to Cardiff, Bristol, or beyond.

The home has been lovingly maintained and significantly improved by the current owners, who have carried out a number of stylish renovations including a contemporary kitchen/diner, a modern family bathroom, and tasteful redecoration throughout. The result is a bright, welcoming, and beautifully presented living space ready to move into.

Externally, the property benefits from a generous driveway offering ample off-road parking, a double garage providing additional storage or potential workspace, and a private, sun trap rear garden, perfect for relaxing or entertaining in the warmer months. With its combination of space, style, and location, this property presents a fantastic opportunity for growing families seeking a high-quality home in a desirable residential setting.



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KEY FEATURES

- Principal bedroom with en-suite
- Detached
- Double garage & large driveway
- Ideal family home
- Beautifully maintained garden
- Open plan kitchen diner



STEP INSIDE



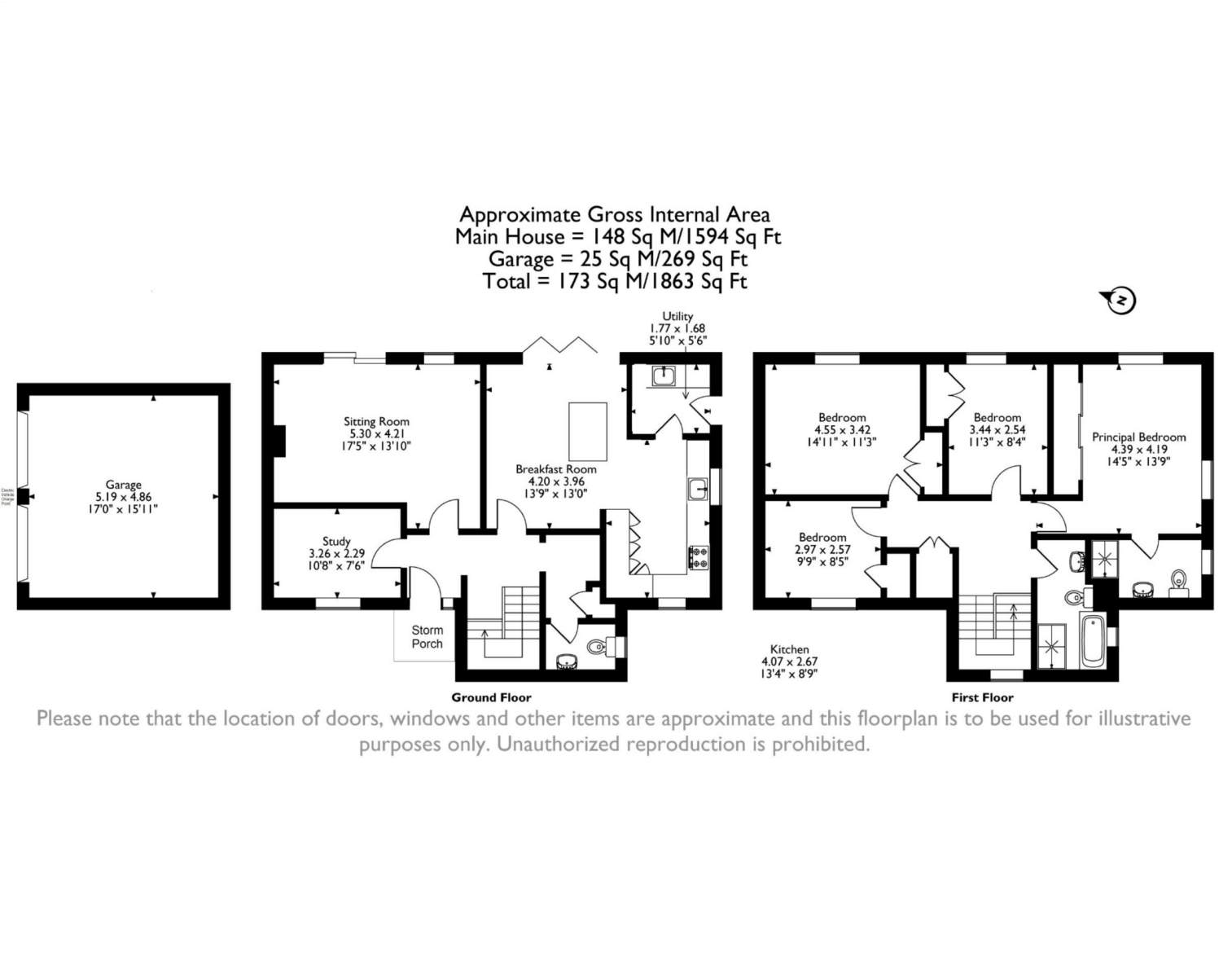
As you enter the welcoming hallway of 13 Court View, you're immediately greeted with a sense of space and versatility.

To the left, there is a well-proportioned study which also lends itself perfectly as a playroom or an additional reception room, depending on your family's needs.

Continuing through the hallway, you'll find a spacious sitting/living room with sliding patio doors that open out to the rear garden, flooding the space with natural light.

The heart of the home lies in the impressive open-plan kitchen/diner, recently renovated by the current owners to create a stylish and functional space ideal for everyday living and entertaining. This modern kitchen features quality fittings, a separate utility area, and the added luxury of electric underfloor heating. Bi-folding doors lead directly onto the rear garden's decking area, perfect for family gatherings and alfresco dining during the warmer months.

Also located on the ground floor are a cloakroom, a convenient downstairs WC, and access to the split level staircase leading to the first floor.



STEP OUTSIDE



To the front of the property, 13 Court View boasts a substantial driveway providing ample parking for multiple vehicles, along with direct access to a double garage - ideal for additional storage or secure parking. A side gate offers convenient access to the rear garden.

The rear garden is a true highlight, enjoying a sunny, private aspect and thoughtfully landscaped by the current owners. It features a sleek composite decking area, perfect for outdoor dining or relaxing in the sun, leading onto a well-kept lawn. Mature trees and established shrubs frame the garden beautifully, offering both greenery and privacy in this peaceful, well-maintained outdoor space.

INFORMATION

Postcode: NP18 2NN

Tenure: Freehold

Tax Band: G

Heating: Gas / electric
underfloor

Drainage: Mains

EPC: D





DIRECTIONS

Heading east on the A48 (Chepstow Road) from the Coldra roundabout, take the second exit at the next roundabout past the Coldra Court Hotel, then take the sixth right onto Old Chepstow Road. From there, take the first right onto Court View. The property is the first house on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	74
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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