



# Glan Llyn, Newport

**£335,995**

- Open Park Views
- Brand new semi-detached home
- 4 bedrooms
- Principal bedroom with en-suite
- EPC Rating: TBC (New-build)



 4  2  1



## About the property

This brand new development will include a range of stunning 2, 3, 4 and 5 bedroom homes from our timeless range of familiar house types.

A development that is perfect for growing families as well as first-time buyers. Living at Glan Llyn will allow you access to open green spaces, perfect for Saturday morning strolls.

The development is located just 4 miles from Newport town centre providing a wide variety of schools, leisure centres and a diverse range of shops and restaurants. Located just a few miles from the M4, this development's location offer the perfect home for commuters to Cardiff and further afield.

Call us on 01633 221892 to schedule an appointment.

## Accommodation

### Ground floor

Hallway  
Living Room: 16' 8" x 12' 6" ( 5.08m x 3.81m )  
Kitchen/diner: 10' 7" x 15' 7" ( 3.23m x 4.75m )  
Cloaks/wc  
Utility

### First Floor

Landing  
Bedroom Two: 14' 2" x 8' 8" ( 4.32m x 2.64m )  
Bedroom Three: 8' 8" x 13' ( 2.64m x 3.96m )  
Bedroom Four: 10' 7" x 6' 8" ( 3.23m x 2.03m )  
Bathroom

### Second Floor

Bedroom One: 17' 7" x 12' 1" ( 5.36m x 3.68m )  
En-Suite

Single Garage

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.