



## Llanwern Road, Newport, NP19 9GF

### Guide Price £290,000

Nestled within the charming surroundings, this delightful home is a 1930's semi that exudes timeless appeal. As you step into the welcoming entrance hall with parquet flooring and downstairs WC, the property unveils its elegant character. An additional entrance vestibule ensures practicality, offering ample space for boots and coats.

Beyond the inviting living room, a notable extension seamlessly connects to a luminous garden/dining room, featuring large self-cleaning double-glazed glass panelled roof that bathes the space in natural light. The kitchen, situated in a smaller extension, is accessible through a spacious utility room with separate sink, larder, and washer/dryer connections. There is also an additional large bay fronted reception room to the front, which is ideal for a formal dining or living room or could be knocked through.

Upstairs, a modern bathroom and generously sized airing cupboard/storage unit accompany the main bedroom, which has been transformed with original wood flooring expertly sanded and stained. The second bedroom, a large double, boasts substantial built-in L-shaped wardrobes, while the third bedroom offers versatility as a cozy single bedroom.

The first-floor landing is bright and airy, thanks to a strategically placed window over the stairs. Moving outside, the property stands proud on a spacious plot with a large

# KEY LET

SALES & LETTINGS

**Area**  
Nestled on the eastern edge of Newport, The Coldra presents a vibrant and well-established residential area that seamlessly combines modern conveniences with a touch of tranquillity. Here's an overview of this delightful neighbourhood:

The area provides excellent transportation links, with easy access to major roads and motorways, including the M4. This strategic location facilitates smooth commuting, conveniently located almost equidistant from Cardiff and Bristol making it particularly appealing for those who rely on private vehicles. Additionally, public transportation options, including buses and train services, provide convenient alternatives for residents seeking efficient and sustainable travel.

**Local Amenities:**

The Coldra offers a diverse array of local amenities, including shopping centers, supermarkets, and a variety of eateries. Residents benefit from the convenience of nearby retail outlets and dining options, making it easy to meet everyday needs.

**Recreational Opportunities:**

For leisure and recreation, The Coldra is in close proximity to a range of facilities. The neighborhood is renowned for its world-class golf courses, such as the Celtic Manor Resort, providing residents with opportunities for outdoor activities and relaxation.

**Transportation Access:**

The Coldra enjoys excellent transportation links, with easy access to major roads and motorways, facilitating smooth commuting to neighboring areas. Public transportation options are readily available, enhancing connectivity for residents who prefer to travel by bus or train.

**Educational Institutions:**

Families in The Coldra have access to a selection of educational institutions, including primary and secondary schools. The presence of reputable schools contributes to the appeal of the neighborhood for families seeking quality education for their children.

**Green Spaces:**

The Coldra features well-maintained green spaces and parks, offering residents peaceful retreats within the urban landscape. These areas provide opportunities for outdoor activities, picnics, and a breath of fresh air.

**Cultural and Entertainment Hubs:**

The neighbourhood is strategically located near cultural and entertainment hubs. Residents can easily access theatres, cinemas, and cultural venues, adding a touch of excitement to their social lives.

**Housing Landscape:**

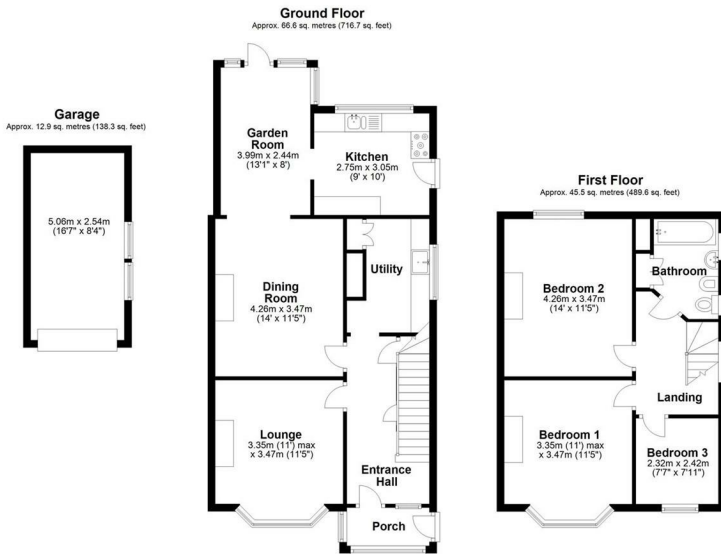
The Coldra showcases a diverse housing landscape, featuring a mix of contemporary residences and more traditional homes. This variety caters to different preferences and lifestyles, making it an inclusive and attractive place to call home.

**Community Atmosphere:**

The Coldra maintains a welcoming and community-oriented atmosphere. Residents often engage in community events, fostering a sense of belonging and camaraderie among neighbours.

In summary, The Coldra offers a balanced and fulfilling living experience, combining modern amenities with natural beauty and community spirit. Its strategic location, recreational opportunities, and diverse housing options make it an appealing destination for individuals and families seeking a well-rounded lifestyle in Newport.

Freehold  
EPC - TBC



Energy Efficiency Rating	
Very energy efficient - lower running costs	EU Directive 2002/91/EC
92-100 (A)	England & Wales
81-91 (B)	
69-80 (C)	
55-68 (D)	
39-54 (E)	
21-38 (F)	
1-20 (G)	
Not energy efficient - higher running costs	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	EU Directive 2002/91/EC
10-47 (A)	England & Wales
48-64 (B)	
65-81 (C)	
82-100 (D)	
101-139 (E)	
140-178 (F)	
179-235 (G)	



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