



| | Llanwern Village | NP18 2DS

£505,000



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This delightful detached home is situated in the scenic village of Llanwern, offering a peaceful rural atmosphere on the outskirts of Newport. It boasts convenient access to commuter routes via the M4 and the SDR distributor road. Upon entry, you are welcomed by a spacious hallway filled with natural light. To the left, you'll discover a large living room featuring dual-aspect floor-to-ceiling windows and patio doors that highlight the beautiful garden and countryside views. A cosy wood burner provides warmth during those chilly winter nights. Across the hallway is another reception room, currently utilized as a dining area.

As you move through the home, the well-equipped kitchen presents both floor and wall cupboards, along with space for modern appliances, including an upright fridge/freezer. Dual-aspect windows fill the kitchen with brightness. The ground floor also includes a family bathroom, which features a separate W/C, a spacious shower cubicle, a separate bath, and a vanity unit with a sink. Bedroom five is currently set up as an office, while bedroom four includes fitted wardrobes and cupboards with views of the gardens. A third reception room, also serving as bedroom four, provides a cosy area overlooking the gardens, with patio doors leading to the outdoor space. Upstairs, you will find two additional bedrooms: bedroom one is equipped with fully fitted furniture, while bedroom two offers a large L-shaped layout with the potential for an en-suite and dressing area. The first floor also includes a cloakroom with a W/C and wash basin. The exterior features a rear and side garden, providing ample mature garden space for gardening enthusiasts, entertaining in the sun, or simply unwinding. The expansive garden is adorned with mature flower beds, trees, raised planters, storage sheds, a greenhouse, a patio area, and a sun deck!





Lounge

16'10" x 19'10" (5.13 x 6.05)

Lounge.

16'10" x 19'10" (5.13 x 6.05)

Hall

5'10" x 15'1" (1.78 x 4.60)

Dining Room

12'3" x 13'2" (3.73 x 4.01)

Hall

17'11" x 4'4" (5.46 x 1.32)

Kitchen

11'1" x 13'4" (3.38 x 4.06)

Reception two/ bedroom Four

10'3" x 12'5" (3.12 x 3.78)

Bedroom One

14'5" x 13'0" (4.39 x 3.96)

Bedroom Two

18'9" x 10'10" (5.71 (5.72) x 3.30)

Bedroom Two.

18'9" x 10'10" (5.71 (5.72) x 3.30)

First floor W/C

4'1" x 3'5" (1.24 x 1.04)

Ground floor Bathroom

5'11" x 7'9" (1.80 x 2.36)

Bedroom Three

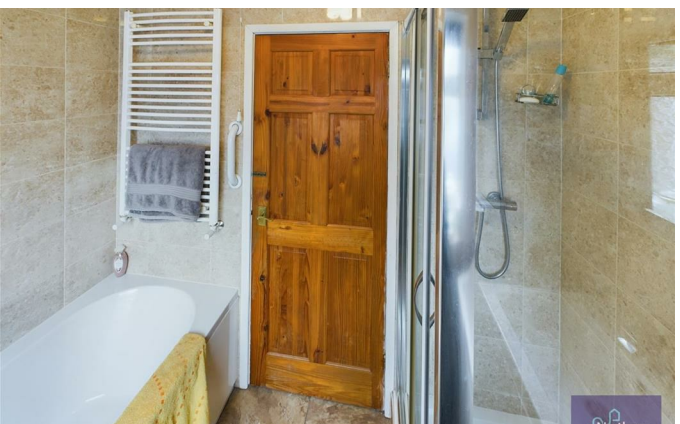
13'8" x 9'10" (4.17 x 3.00)

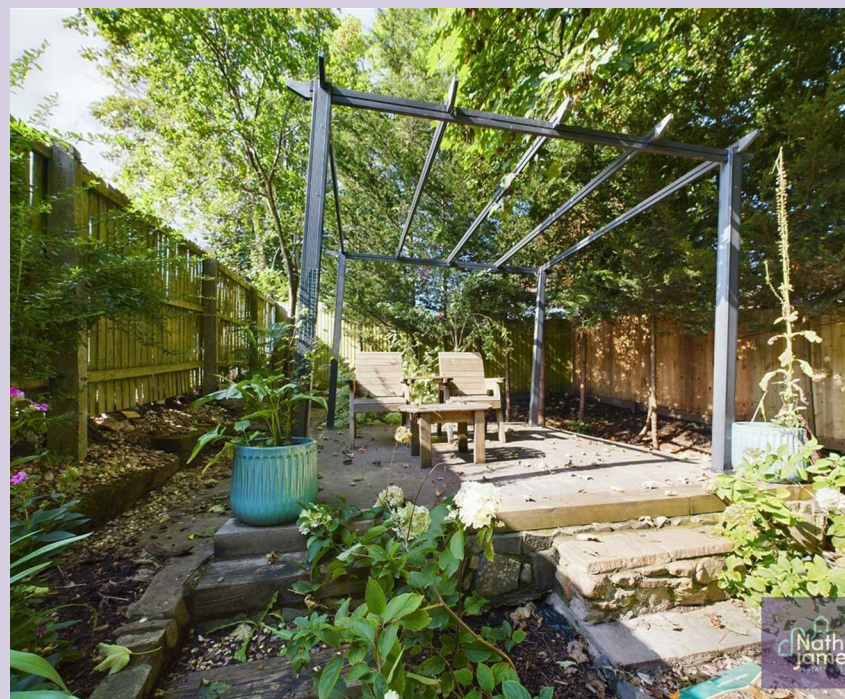
Bedroom Five/Office

9'10" x 10'8" (3.00 x 3.25)

Garage

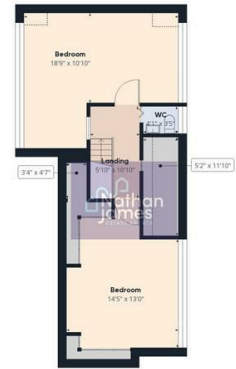
20'10" x 12'1" (6.35 x 3.68)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



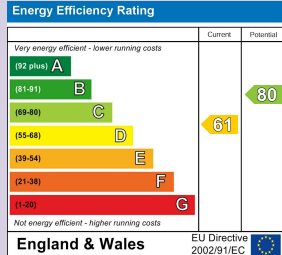
Approximate total area⁽¹⁾
2229.21 ft²
Reduced headroom
63.4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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