



# Spencer Way, Newport

2 Bedrooms  
2 Bathrooms  
1 Reception

£275,000





## Description

### NO CHAIN!

Located in the desirable area of Spencer Way, Llanwern, Newport, this delightful detached coach house design, is one of a kind looking over the pretty lake to the front, and offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

As you step inside, you are welcomed by an open plan living kitchen that creates a spacious and inviting atmosphere. This layout not only enhances the flow of natural light but also provides a versatile space for entertaining guests or enjoying quiet evenings at home. The kitchen is thoughtfully designed, ensuring that cooking and dining experiences are both enjoyable and practical.

The property boasts a designated parking space, allowing for convenience and ease of access. Ample storage within the generous sized garage, storage room and summerhouse, ensures that all your belongings can be neatly organised, contributing to a clutter-free environment. One of the standout features of this home is the private not overlooked garden, a perfect sanctuary for relaxation or outdoor activities. Whether you wish to cultivate your green thumb, host summer barbecues, or simply unwind with a good book, this garden space offers endless possibilities.

In summary, this two-bedroom coach house on Spencer Way is a wonderful opportunity for those looking to embrace a comfortable lifestyle in a peaceful setting. With its modern design, practical amenities, and lovely outdoor space, it is a property that truly deserves your attention.





Living Area  
19'7x11'11

Bedroom One  
11'1x11'3

Ensuite  
4'6x6'10

Bedroom Two  
8'5x9'1

Landing  
8'3x18'4

Bathroom  
6'1x7'0





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>®</sup>**  
1097.05 ft<sup>2</sup>  
**Reduced headroom**  
11.07 ft<sup>2</sup>

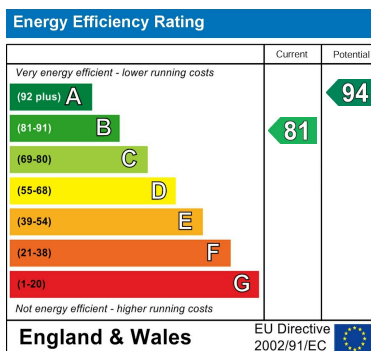
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



8 Newport Road  
Caldicot  
Monmouthshire  
NP26 4HX  
01291 421600

nj@nathanjamesestateagents.co.uk  
nathanjamesestateagents.com