



LANGSTONE, NEWPORT

Offers over **£325,000**



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SHELLY HOLM

Magor Road, Langstone Newport, Newport NP18 2JX



Nestled in the increasingly popular area of Langstone Shelly Holm is a charming three-bedroom semi-detached traditional property that presents an exceptional opportunity for a wide range of buyers. Having been lovingly owned by the same family for decades, this much-cherished home is now offered to the market with no onward chain, making it an attractive option for those eager to move quickly.

The property boasts a spacious internal layout with excellent scope for modernisation throughout, allowing the next owners to place their own stamp on it. Whether you are looking for a rewarding project or a long-term family residence, Shelly Holm offers generous proportions, characterful features, and superb potential to create a truly bespoke living space.

Perfectly positioned, the property benefits from close proximity to the M4 corridor, ensuring easy commuting links to Cardiff, Bristol, and beyond. Nearby, residents can enjoy the wide range of shops, restaurants, and facilities at Spytt Retail and Leisure Park, as well as the world-famous Celtic Manor Resort, renowned for its luxury spa, fine dining, and championship golf courses. This combination of convenience and lifestyle makes Shelly Holm an exciting prospect in a highly desirable and growing community.



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KEY FEATURES

- No chain
- Semi detached
- 0.26 Acre plot
- Single garage
- Great levels of potential
- Close to M4 corridor



STEP INSIDE

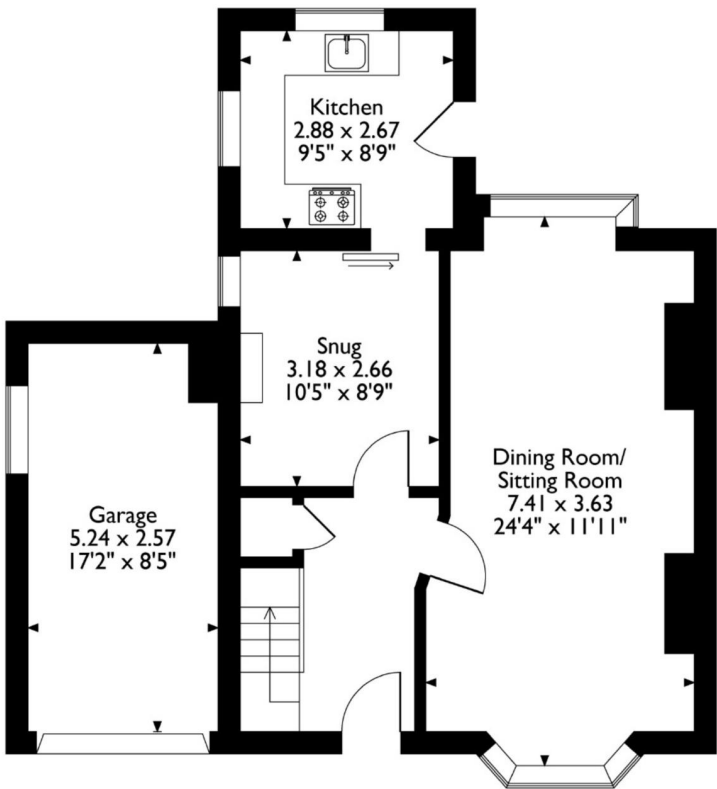


As you step inside Shelly Holm, you are welcomed by a bright entrance hallway that immediately sets the tone for the home's generous proportions.

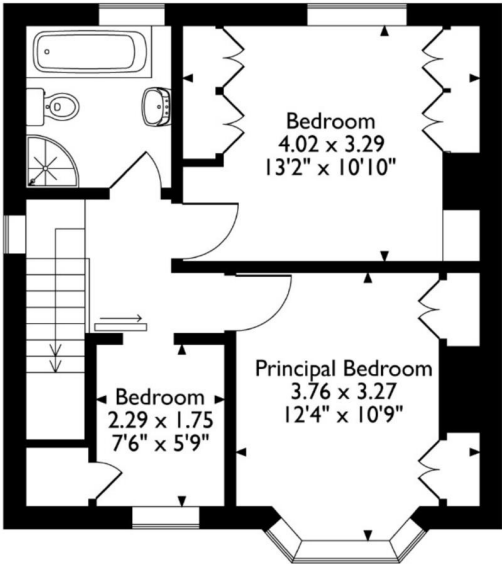
To the left, a staircase rises to the first floor, while to the right you are drawn into a large open-plan lounge and dining area. This spacious room is filled with natural light and provides the perfect setting for both everyday living and entertaining.

Returning to the hallway, you will find access to an additional reception room, ideal as a cosy sitting room offering great flexibility to suit modern family needs. From here, a doorway leads into the kitchen, which provides direct access to the rear garden and presents excellent scope for updating and personalisation.

Approximate Gross Internal Area
Main House = 91 Sq M/979 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 104 Sq M/1119 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the first-floor landing opens onto three well-proportioned bedrooms, each offering ample space and versatility.

Altogether, the accommodation provides a superb foundation for a comfortable and inviting family home.

Completing the layout is a family bathroom, well-situated to serve all bedrooms.

STEP OUTSIDE



Stepping outside, Shelly Holm continues to impress with its generous 0.26-acre plot, offering both practicality and charm. To the front, a private driveway provides ample off-road parking for multiple vehicles and leads to a single garage, ensuring convenience and secure storage.

The gardens have been lovingly maintained by the current owners, creating a peaceful and established setting with an abundance of mature trees, shrubs, and planting that bring year-round colour and interest. To the rear, the garden opens up to reveal wonderful views across the surrounding countryside, providing a tranquil backdrop and an ideal space for relaxation, family gatherings, or outdoor entertaining.

AGENT'S NOTE

We understand that there is a restrictive covenant on the property. Further details are available from the agent.

INFORMATION

Postcode: NP18 2JX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

What3words: ///dentures.airbag.award



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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