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## Bailey Crescent

**Guide Price £340,000 to £350,000**

- Spacious Three bedroom Detached Family Home
- Single Garage, Driveway, Allocated and Guest Parking and EV Charger
- En-Suite to Master, Downstairs WC and Family Bathroom
- Utility Room
- Two Reception Rooms
- Enclosed Rear Garden



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## About the property

Nestled in the sought-after enclave of Bailey Crescent, Langstone, this spacious and stylish three-bedroom detached home delivers flexible living in one of the area's most desirable residential areas. From the moment you step into the bright entrance hall, the home exudes warmth and sophistication. The front-facing kitchen is a hub for everyday cooking and effortless entertaining, while the expansive rear living room opens directly onto a fully enclosed, low-maintenance garden, complete with a charming pergola that invites relaxation and alfresco gatherings. A separate dining room offers a dedicated space for family meals, and the utility room provides seamless internal access to the single garage. A convenient downstairs WC rounds off the ground floor with practicality. Upstairs, you'll find three generously sized double bedrooms, including a master suite with its own en-suite bathroom, alongside a sleek and modern family bathroom. Outside, the property impresses with a private driveway, an additional designated parking space at the front, and Single Garage. For eco-conscious homeowners, the EV charger on the driveway adds a forward-thinking touch. Langstone itself is a perfect blend of tranquillity and connectivity. Langstone Primary School is just 0.6 miles away, while Llanwern High School sits approximately 2.5 miles from your doorstep. Everyday essentials and local amenities are within easy reach, and Newport city centre is a short 15-minute drive.





## Accommodation

### Living Room

14' 3" x 12' 4" ( 4.34m x 3.76m )  
Max Measurements

### Dining Room

9' 7" x 10' 1" ( 2.92m x 3.07m )

### Kitchen

10' 2" x 8' 7" ( 3.10m x 2.62m )

### Utility

8' 3" x 9' 10" ( 2.51m x 3.00m )  
Max Measurements

### Garage

10' 11" x 10' ( 3.33m x 3.05m )

### Downstairs Wc

3' 5" x 8' 6" ( 1.04m x 2.59m )

### Bedroom 1

12' 2" x 8' 10" ( 3.71m x 2.69m )

### Bedroom 2

8' 10" x 10' 5" ( 2.69m x 3.17m )

### Bedroom 3

9' 8" x 8' 9" ( 2.95m x 2.67m )

### Bathroom

6' 10" x 10' 11" ( 2.08m x 3.33m )  
Max Measurements

### En-Suite Shower Room

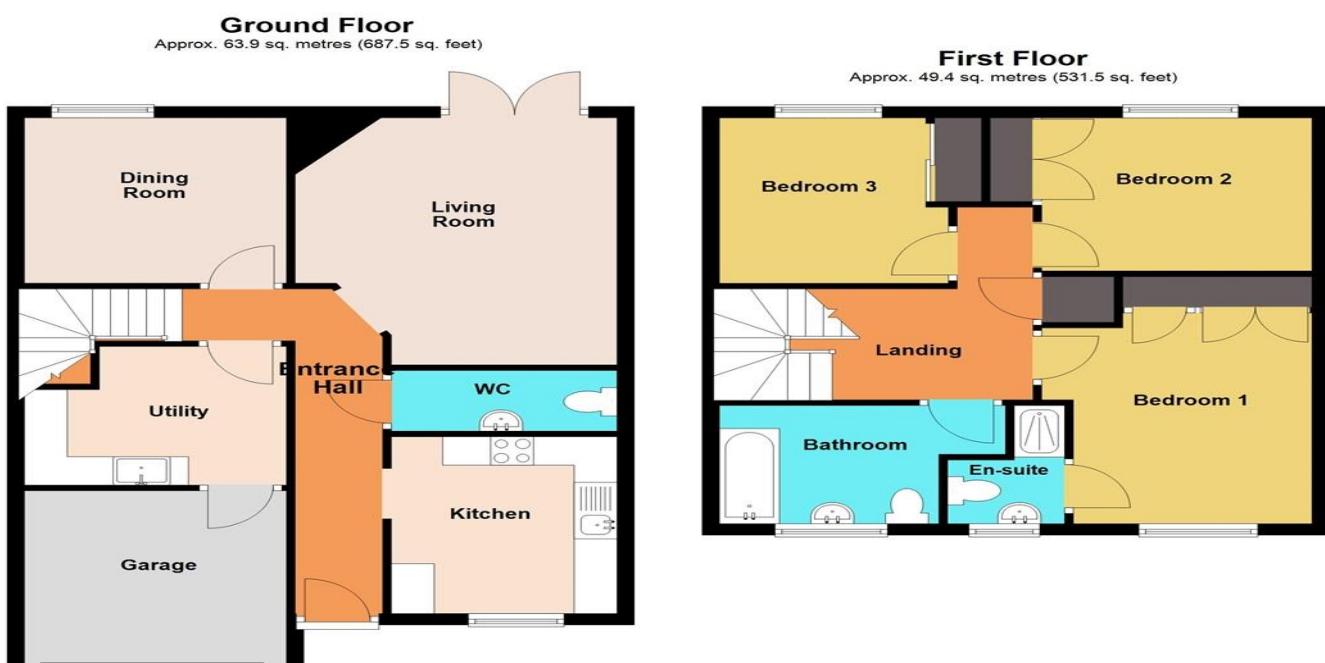
6' 8" x 4' 3" ( 2.03m x 1.30m )

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## Floorplan



## Important Information

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