



LANGSTONE

Offers over **£325,000**



10 SILURE WAY

Langstone, Newport, Newport NP18 2NU



No onward chain
Driveway
Close to the M4 corridor

Set in the highly desirable area of Langstone, Newport, this three-bedroom detached property on Silure Way presents an ideal opportunity for families or anyone looking for generous, modern living space. The home features a bright, welcoming lounge and a well-proportioned dining area, kitchen and conservator. Upstairs, you'll find three well-sized bedrooms, including a principal bedroom complete with its own en suite, offering a comfortable and private retreat. The enclosed rear garden provides a peaceful outdoor area perfect for relaxing, children playing, or enjoying warm summer evenings. A private driveway adds valuable off-road parking, enhancing the home's practicality. Situated close to well-regarded schools, a range of local amenities, and excellent transport links, the property offers a superb balance of comfort, accessibility, and lifestyle appeal. With no onward chain, this attractive home is ready and waiting for its next owners to move in and truly make it their own.



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KEY FEATURES

- No onward chain
- Detached
- Driveway
- Principal ensuite
- Close to the M4 corridor
- Single garage



STEP INSIDE



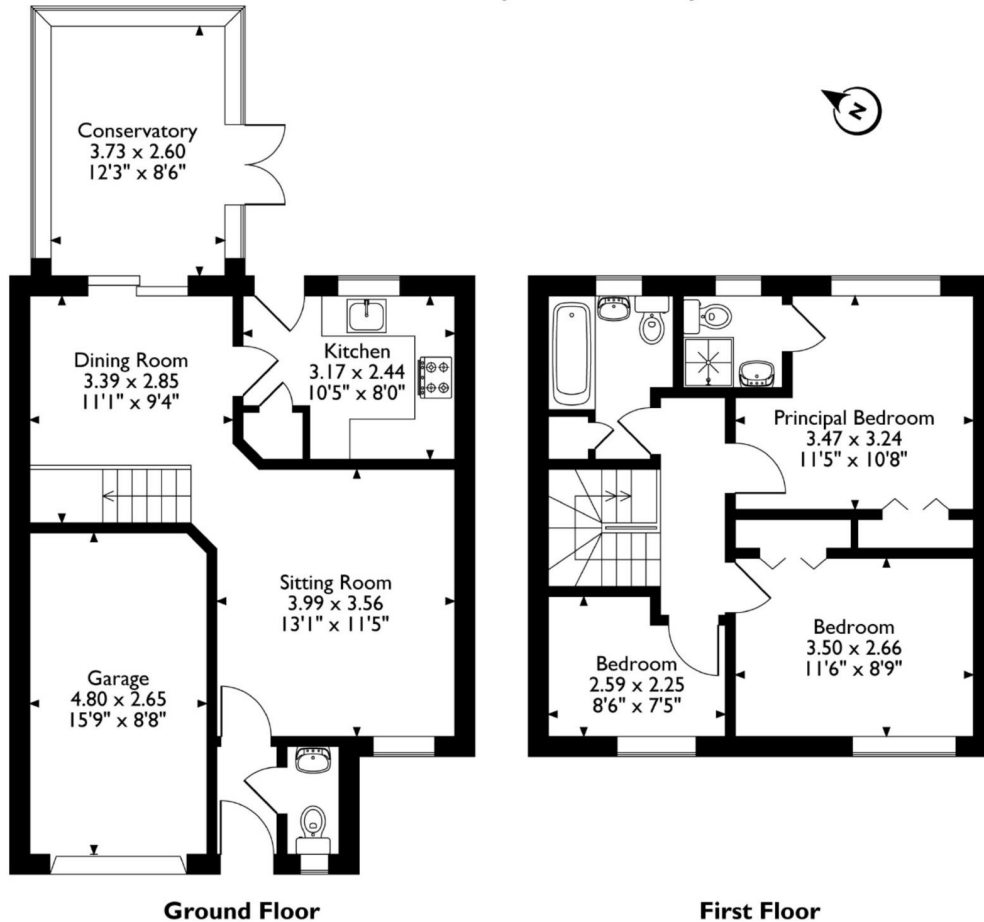
As you step inside Silure Way, to the right sits a neatly presented downstairs WC.

French doors open onto a light-filled conservatory, offering additional living space with garden views.

The hallway leads into a spacious open-plan living and dining area, perfect for family relaxation and entertaining.

From here, you enter the well-equipped kitchen, featuring ample storage cupboards and designated areas for essential utilities.

Approximate Gross Internal Area
Main House = 89 Sq M/958 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 102 Sq M/1098 Sq Ft



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.

Heading to the first floor, you'll find three well-proportioned bedrooms and a modern family bathroom, along with a principal ensuite.

This first floor provides comfortable and practical accommodation for a variety of lifestyles.

STEP OUTSIDE



To the front of the property, Silure Way offers a low-maintenance approach with a decorative stone frontage, bordered by attractive laurel bushes, along with a driveway that leads directly to the single garage. This provides convenient parking and useful additional storage.

The rear garden is arranged over split levels, giving the space both character and functionality. A well-kept lawn forms the lower level, ideal for children to play or for everyday outdoor use, while steps lead up to a raised patio area, perfect for dining, barbecues, or relaxing in the warmer months.

The garden feels wonderfully private, framed by a selection of mature shrubs and greenery, creating a peaceful and sheltered setting ideal for family gatherings and outdoor entertaining.

INFORMATION

Postcode: NP18 2NU

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: ///feast.framework.initiated



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	60	

England & Wales EU Directive 2002/91/EC

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