



LANGSTONE

Offers over **£525,000**



 ARCHER & CO

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1 PRIORY GARDENS

Langstone, Newport, Newport NP18 2JG



Close proximity to M4
Stones throw away from Newport Spytty retail & leisure park
Good primary & secondary schools close by

Located in the increasingly popular area of Langstone, Priory Gardens is a well presented four-bedroom detached family home, perfectly suited to modern living. The property offers spacious and well-balanced accommodation, including a generous living room ideal for family gatherings, a contemporary kitchen & dining space perfect for everyday living and entertaining, along with versatile bedrooms that can easily accommodate guest space.

Outside, the home benefits from a fairly private rear garden, providing an excellent setting for relaxing or entertaining, along with driveway parking and a detached garage. Ideally positioned close to a range of local amenities, reputable schools, and convenient transport links, the property is also within close proximity to the M4, the Celtic Manor Resort, and Spytty Retail and Leisure Park, making it an excellent choice for commuters and families alike.

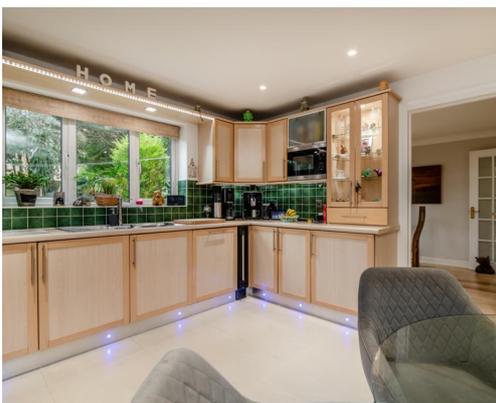


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KEY FEATURES

- Four bedrooms
- Principle ensuite & walk in wardrobe
- Separate dining room
- Utility room
- Study/playroom
- Deatched double garage



STEP INSIDE



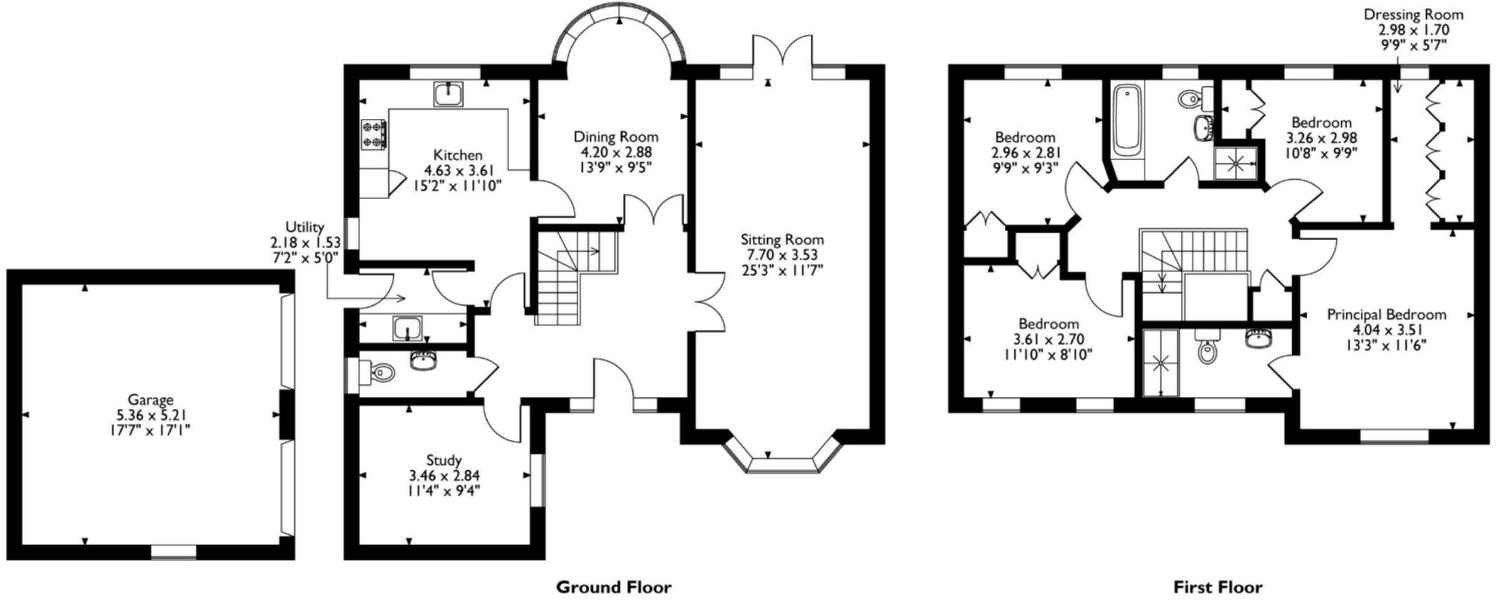
Step inside I Priory Gardens and you are welcomed by an expansive and inviting entrance hall that immediately sets the tone for the generous proportions found throughout the home.

From the hallway, moving from left to right, there is a spacious downstairs study or playroom, ideal for home working or family use, followed by a convenient ground floor WC.

A separate utility room provides practical storage and laundry space, while the well-appointed kitchen offers an excellent hub for everyday living.

Adjacent to the kitchen is a separate dining room, perfect for hosting family meals and entertaining guests, and completing the ground floor is a large family lounge, offering a comfortable and versatile space to relax and unwind.

Approximate Gross Internal Area
 Main House = 152 Sq M/1636 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 180 Sq M/1937 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.

To the first floor, the property continues to impress with four well-proportioned bedrooms and a modern family bathroom.

The principal bedroom enjoys the added benefits of its own ensuite shower room and a walk-in wardrobe, creating a private and functional retreat within this impressive family home.

STEP OUTSIDE



Step outside Priory Gardens to find a generous frontage offering a driveway with ample space for multiple vehicles, along with convenient access to a double garage providing secure parking and additional storage. To the rear, the property boasts a fairly private, low maintenance garden designed for easy enjoyment. Mature trees and established shrubs create a pleasant sense of privacy, while an area of decking seamlessly connect to the lawn, offers an ideal setting for outdoor dining, entertaining, or relaxing. This well-balanced outdoor space perfectly complements the home's spacious interior and family friendly layout.

INFORMATION

Postcode: NP18 2JG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: ///breed.sunflower.airbrush



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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