



NEWPORT

Guide price **£300,000**



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5 MANLEY ROAD

Newport NP20 4JY



Low maintenance rear garden
Close proximity to schools, shops and other amenities
Close to M4 corridor

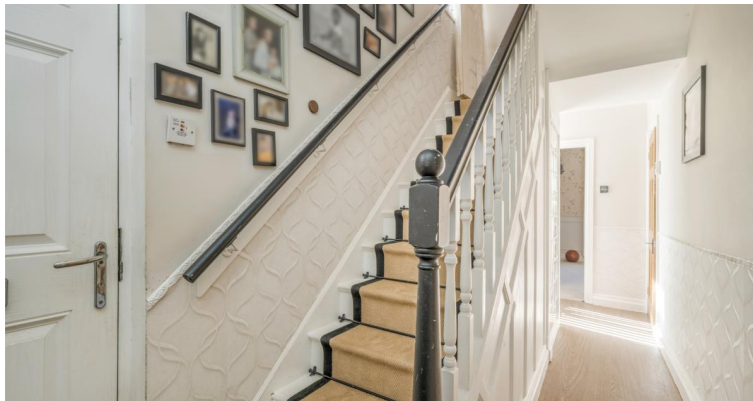
Situated on the ever-popular Manley Road in Newport, this three-bedroom semi-detached property offers an excellent opportunity for families seeking both space and convenience. Boasting generous room sizes throughout, the home provides well-balanced and versatile living accommodation, ideal for modern family life. An additional reception room adds further flexibility, perfect for use as a playroom, home office, or snug.

The property benefits from a bright and spacious open plan kitchen diner, creating a fantastic social hub for everyday living and entertaining. Outside, a generous sun trap garden offers the perfect setting for family gatherings and outdoor enjoyment.

Conveniently located within close proximity to the M4 corridor and Newport City Centre, this home combines practicality with lifestyle appeal, making it a superb choice for growing families.



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KEY FEATURES

- Semi detached
- Spacious family home
- Low maintenance rear garden
- Open plan kitchen diner
- Close proximity to M4 corridor
- Downstairs WC



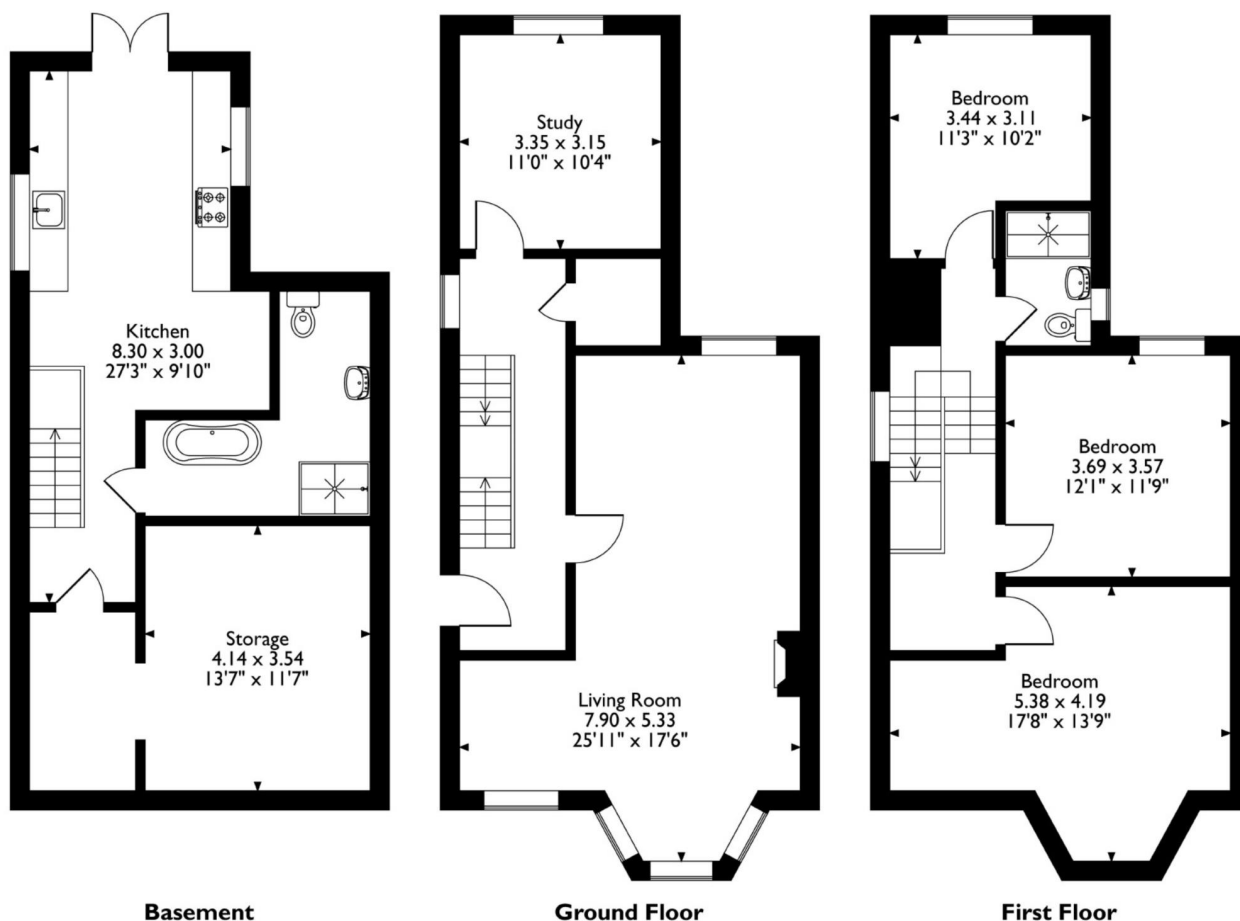
STEP INSIDE



As you step inside the entrance hall, you are immediately welcomed into a bright and spacious setting that offers access to the main living areas. From here, you can enter the impressive dual aspect living room, enhanced by charming bay windows that allow natural light to flood the space.

The hallway also provides access to a useful storage cupboard, stairs rising to the first floor, and an additional reception room, currently utilised as a cosy snug.

5, Manley Road, Newport
Approximate Gross Internal Area
160 Sq M/1722 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.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, all offering ample space for family living, along with a modern family bathroom.

Returning to the ground floor, stairs lead down to an open plan kitchen dining room. This space is ideal for both everyday living and entertaining, featuring French doors that open out onto the rear garden. The kitchen also benefits from generous storage and underfloor heating, which extends into the family bathroom for added comfort.

STEP OUTSIDE



As you approach the property on Manley Road, the home is set behind a low brick wall and mature hedging, offering a sense of privacy from the pavement. To the front, there is a neat paved approach, with on-street parking available nearby. A side access gate leads conveniently to a private, sun trap rear garden, laid to lawn, ideal for everyday practicality.

INFORMATION

Postcode: NP20 4JY
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [///reform.porch.flute](https://www.what3words.com/reform.porch.flute)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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