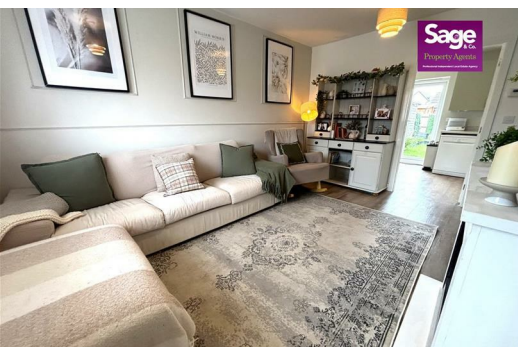




23 Martensite Way, Newport, NP19 4EW

Offers Over £240,000

Located within the highly sought-after Glan Llyn development, this beautifully presented TWO BEDROOM, SEMI-DETACHED property offers stylish and practical accommodation throughout, making it an excellent choice for first-time buyers, young professionals, small families, or those looking to downsize. You are welcomed into a bright and inviting living room and to the rear of the home is a kitchen/diner, offering plenty of room for dining and entertaining. French doors open directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces. A ground-floor WC completes the accommodation on this level. The first floor comprises two well-proportioned bedrooms, both offering versatile accommodation to suit a range of needs, whether as bedrooms, a home office, or a guest room. A contemporary family bathroom serves the first-floor accommodation and is fitted with a modern suite. Externally, the property benefits from a fully enclosed rear garden, ideal for hosting family and friends during the warmer months. There is OFF ROAD PARKING for several vehicles. The property enjoys a convenient position within Glan Llyn, a popular residential development known for its attractive surroundings and excellent local amenities. A range of well-regarded schools, supermarkets, and everyday conveniences are within easy reach, while Spytty Retail Park offers an extensive selection of shops, restaurants, and leisure facilities. Excellent transport connections, including easy access to the M4 motorway, make this an ideal location for commuters travelling to Cardiff or Bristol. EPC Rating: B Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door

Entrance Hall

Doors to:

Cloakroom / WC

3'6" x 4'11" (1.07m x 1.51m)

Low level WC, pedestal wash hand basin, ceramic tile splash backs, extractor fan, radiator

Living Room

14'9" x 9'7" (4.50m x 2.94m)

Double glazed windows to front, radiator, under stair storage cupboard, stairs to first floor, door to:

Open Plan Kitchen / Diner

8'4" x 14'10" (2.56m x 4.54m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset composite one and a half bowl, sink and drainer unit, gas hob with oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for tumble dryer, space for fridge / freezer, double glazed window to rear, double glazed French doors to rear, radiator, ceramic tile splash backs

First Floor

Access to loft space, radiator, doors to:

Bedroom One

8'2" x 14'10" (2.49m x 4.54m)

Two double glazed windows to front, radiator, dado rail

Bedroom Two

8'4" x 14'11" (2.56m x 4.55m)

Two double glazed windows to rear, radiator, fitted wardrobe

Bathroom

6'3" x 6'3" (1.91m x 1.91m)

Three piece suite comprised: panelled bath, mains shower over, low level WC, pedestal wash hand basin, ceramic tile splashbacks, opaque double glazed windows to side, extractor fan, towel radiator

Outside

Front - Paved path to front entrance door, off road parking for multiple vehicles, side access to rear.

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn with the remainder laid to gravel. Tap connected

Tenure

We have been advised that the property is Freehold, to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

