



LANGSTONE

Offers over **£600,000**



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7 TREGARN CLOSE

Langstone, Newport, Newport NP18 2JL



Generous plot (0.22 of an acre)
Close to highly regarded primary and secondary schools
Close proximity to the M4

Situated in the highly sought-after area of Langstone, Tregarn Close presents a beautiful four bedroom detached family home, offered to the market with a separate double garage. This attractive property boasts well-proportioned and versatile accommodation, perfectly suited to modern family living. The home is thoughtfully laid out, combining generous living spaces with a practical and flowing design, all set within a quiet and established residential setting that is ideal for families and professionals alike.

Externally, the property benefits from a driveway providing ample off-road parking in addition to the detached double garage, offering excellent storage or further parking options. The surrounding area is particularly appealing, with the property positioned within close proximity to highly regarded primary and secondary schools, making it an excellent choice for families. A range of local amenities are easily accessible, including Newport Spytty Retail and Leisure Park, while the world-famous Celtic Manor Resort is just a short drive away, offering golf, spa and dining facilities. For commuters, the property is ideally located near the M4 corridor, providing convenient access to Cardiff, Bristol and beyond.

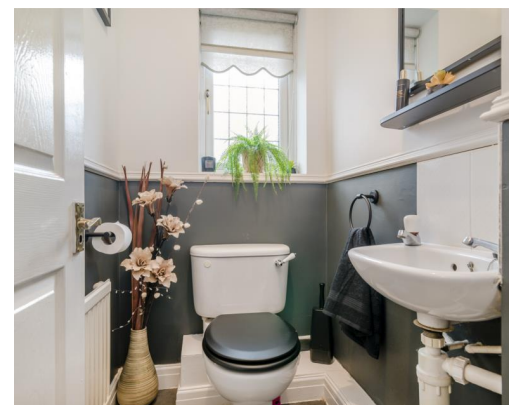


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KEY FEATURES

- Four bedrooms
- Utility room
- Study/playroom
- Orangery
- Generous plot (0.22 of an acre)
- Detached double garage



STEP INSIDE



As you step inside the property, you are welcomed into a small entrance porch, providing a practical buffer from the outside world, before an inner door opens into a spacious and inviting entrance hallway.

From here, the ground floor accommodation unfolds effortlessly, offering a versatile layout ideal for modern family living.

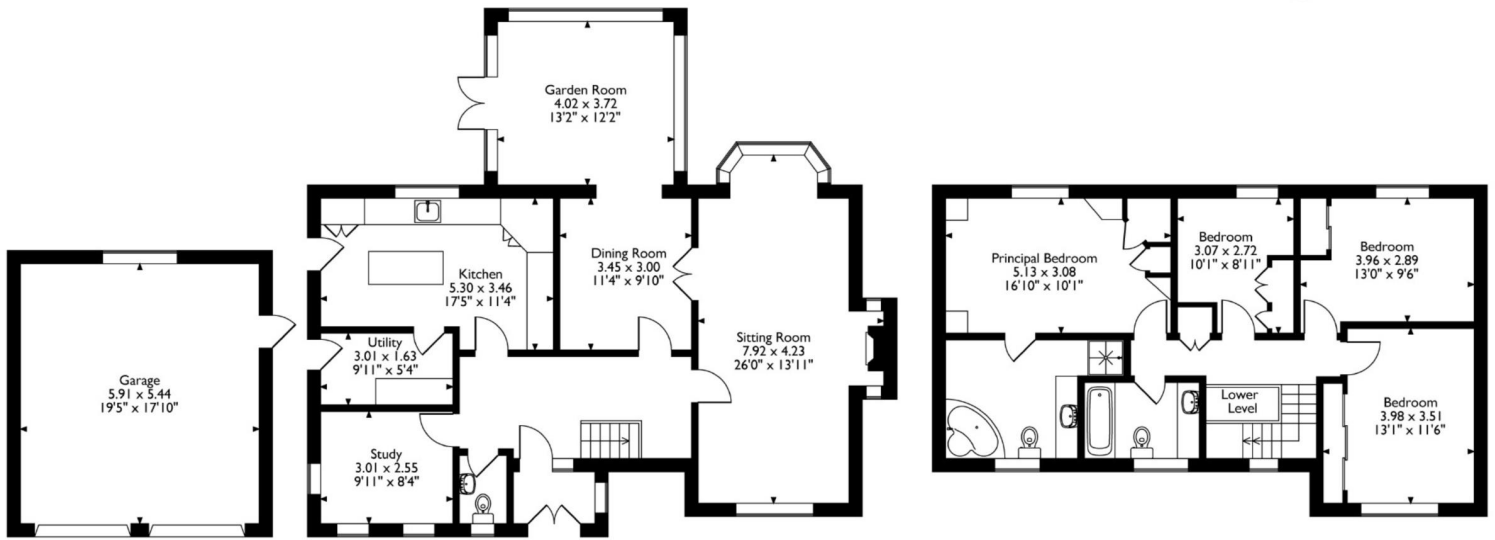
To one side of the hallway is a convenient downstairs WC, while a dedicated study or playroom provides flexible space to suit a variety of needs.

The kitchen is positioned nearby and has been recently renovated by the current sellers, featuring contemporary units, quality work surfaces and a central island that creates an excellent social hub.

From the kitchen, there is direct access into a separate utility room, helping to keep everyday tasks neatly tucked away.

Continuing through the ground floor, a separate dining room offers an ideal setting for family meals and entertaining.

Approximate Gross Internal Area
 Main House = 178 Sq M/1916 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 210 Sq M/2260 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.

Double doors connect the dining room to the large family lounge, which enjoys a warm and welcoming atmosphere enhanced by a feature log burner.

From the dining room, open-plan access leads through to a bright orangery, allowing natural light to flood the space and creating a seamless connection to the garden beyond.

To the first floor, the property offers four well-proportioned bedrooms, all thoughtfully arranged.

The accommodation is completed by a modern family bathroom, while the principal bedroom further benefits from its own private en-suite.

STEP OUTSIDE



Set on an impressive 0.22 acre plot, one of the largest within the close, the property enjoys a substantial and well-balanced outdoor setting.

To the front, a long sweeping driveway provides parking for multiple vehicles and leads to the detached double garage, offering excellent storage or additional parking.

There is full wrap-around access from the driveway into the rear garden, enhancing both practicality and accessibility. The rear garden itself is of a generous size, making it ideal for family gatherings, entertaining and outdoor enjoyment. It is thoughtfully arranged with a patio area perfect for outdoor dining, which then opens onto a well-maintained lawn. Recently fitted fencing by the current sellers adds privacy and a smart, finished feel to this superb outdoor space.

INFORMATION

Postcode: NP18 2JL
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [///install.hinted.overlooks](https://www.what3words.com/#!/install.hinted.overlooks)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(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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