



13 Priory Gardens  
Langstone | Newport | Gwent | NP18 2JG

FINE & COUNTRY

# STEP INSIDE

## 13 Priory Gardens

Tucked away in a sought-after cul-de-sac in the heart of Langstone, this beautifully presented five-bedroom executive home offers the perfect blend of luxury, space, and modern family living. A grand entrance hall with a vaulted ceiling and striking split staircase sets the tone for the exceptional space that follows, leading into the heart of the home an impressive open-plan kitchen and dining area, complemented by two spacious reception rooms, a dedicated study, and downstairs w/c. Two bedrooms benefit from en-suite bathrooms, alongside a contemporary family bathroom. Outside, a generous garden, patio, and ample driveway provide excellent outdoor living space. A beautiful turnkey home, with excellent transport links to Cardiff, Bristol and beyond, and top-rated schools close by, this is a truly exceptional forever home.

### Area description

Priory Gardens is a quiet and highly desirable cul-de-sac located in Langstone one of Newport's most prestigious residential areas. This peaceful setting offers the best of both worlds: a tranquil, family-friendly environment with excellent connectivity. The M4 is just minutes away, providing swift access to Cardiff, Bristol, and the wider region, while Newport city centre and train station are easily reached. The renowned Celtic Manor Resort, with its luxury leisure facilities, golf courses and spa, is also just a stone's throw away. Families will particularly appreciate the highly regarded local schools and welcoming community atmosphere. With countryside walks, local amenities, and excellent dining options all within easy reach, this location offers an exceptional lifestyle opportunity.

### Step inside

Step inside and you're immediately greeted by an impressive entrance hall with a vaulted ceiling and a striking split staircase, creating a memorable first impression the moment you walk through the door. From here, the home unfolds into a beautifully appointed open-plan kitchen and dining area, the true heart of the home where stylish design meets everyday practicality. Light-filled living spaces flow seamlessly, with two large reception rooms, and a study creating a versatile layout perfect for both relaxed family living and entertaining guests. Upstairs, five generous bedrooms include two luxurious en-suite suites, complemented by a contemporary family bathroom. A convenient downstairs W/C, quality finishes, and turnkey presentation throughout make this property ready to move straight into.











# STEP OUTSIDE

## 13 Priory Gardens

Outside, this property continues to impress. A large, well-maintained garden provides plenty of space for outdoor living, family play, or alfresco entertaining, while the patio area is perfect for summer gatherings. Mature trees and a private setting create a peaceful retreat, ideal for relaxing or hosting friends and family. To the front, a spacious driveway offers ample off-road parking. The home's position within a quiet cul-de-sac ensures privacy and safety, while still being moments from everything Langstone and the surrounding area have to offer.

### Directions

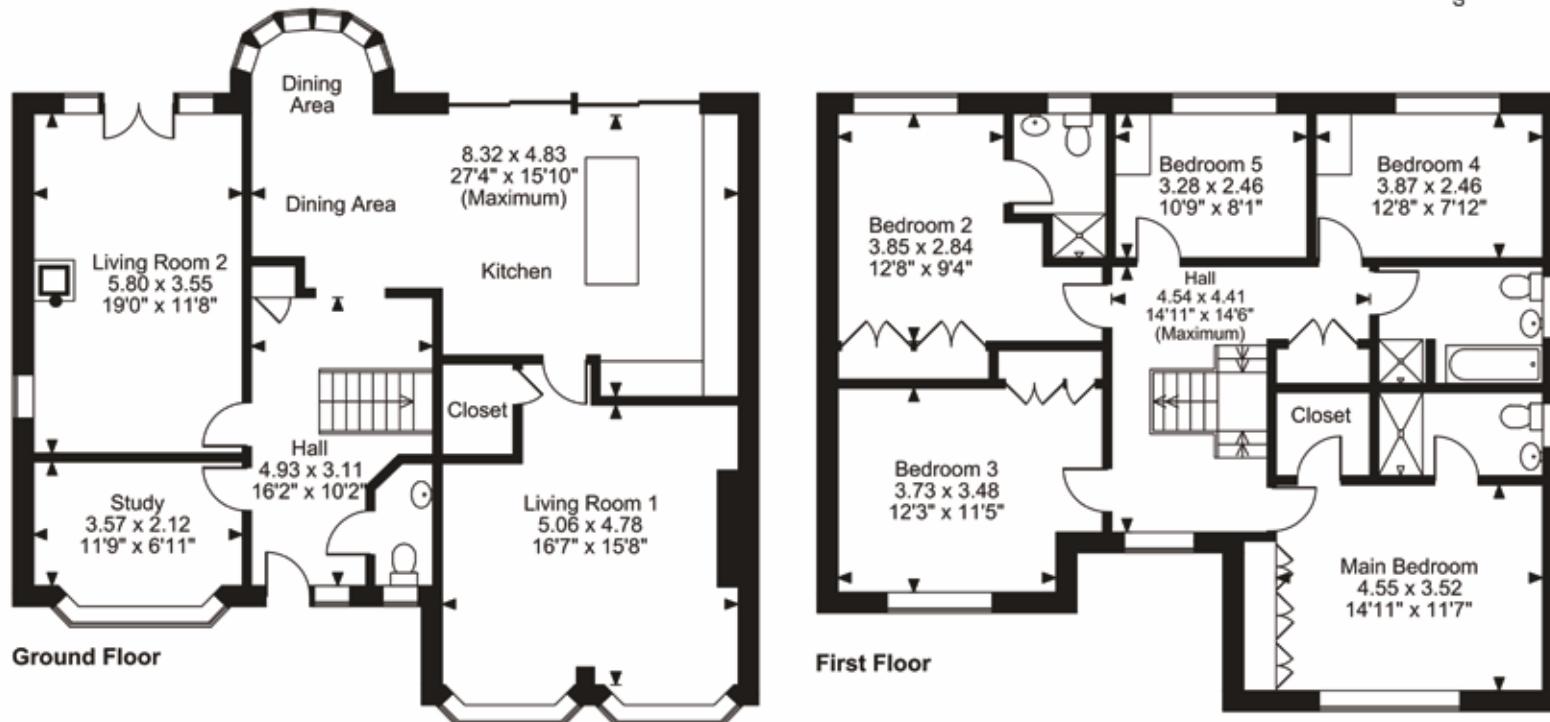
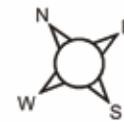
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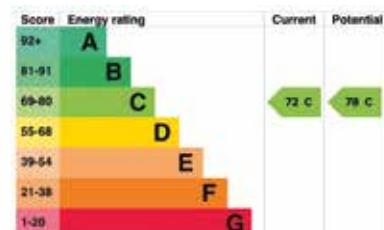
**Priory Gardens, Langstone, Newport, Gwent**  
**Approximate Gross Internal Area**  
**2295 Sq Ft/213 Sq M**



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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: G  
 Tenure: Freehold



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