



## Great Field Close, £410,000

- NO CHAIN
- Beautiful corner plot
- Modern throughout
- Close to local amenities
- Garage and off road parking
- Council tax band F
- EPC Rating: B



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## About the property

Introducing this impressive, detached property located in the village of Llanwern, with excellent access to public transport links, reputable nearby schools, local amenities, and scenic walking and cycling routes. This residence is the ideal choice for first time buyers, investors, and families alike.

The property features a spacious open-plan design, with a contemporary kitchen that is beautifully illuminated by natural light and includes ample dining space, perfect for both daily living and entertaining guests. The home benefits from one well-proportioned reception room and the added convenience of a utility room to ensure efficient household management.

There are four generously sized double bedrooms, offering flexibility and comfort. The principal bedroom is enhanced by an en-suite for optimal privacy. The remaining double bedrooms provide ample accommodation for family members, guests, or the option to create a home office.

Additional highlights include a B-rated EPC, ensuring energy efficiency, and a council tax band F, reflecting the premium quality of this address.





## Accommodation

### Lounge

20' 9" x 11' 2" ( 6.32m x 3.40m )

### Kitchen/ Diner

24' 8" x 11' ( 7.52m x 3.35m )

### Utility

5' 4" x 6' ( 1.63m x 1.83m )

### Bedroom 1

10' 9" x 11' 3" ( 3.28m x 3.43m )

### En-Suite

### Bedroom 2

8' 9" x 11' 3" ( 2.67m x 3.43m )

### Bedroom 3

9' x 10' 10" ( 2.74m x 3.30m )

### Bedroom 4

8' 3" x 10' 11" ( 2.51m x 3.33m )

### Bathroom

### Garage

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## Floorplan



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