



# LANGSTONE

Guide price **£625,000**



# 2 TREGARN CLOSE

Langstone, Newport NP18 2JL



Four double bedrooms & Ensuite  
Double garage  
Close to M4 corridor

Located in the sought-after area of Langstone, Newport, Tregarn Close is a superb four bedroom detached home offering spacious and versatile accommodation perfectly suited to modern family living. This magnificent property is ideally positioned within close proximity to highly regarded local schools, making it an excellent choice for growing families. Everyday convenience is assured with the Newport Spytt retail and leisure park just a short distance away, providing a wide range of shops, supermarkets, restaurants, and entertainment facilities. The world-renowned Celtic Manor Resort is also nearby, offering championship golf courses, luxury spa facilities, and exceptional dining experiences. Well placed for transport links and commuter routes, this impressive home combines comfort, lifestyle, and location, presenting a fantastic opportunity to secure a quality property in one of Newport's most desirable residential areas.



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### KEY FEATURES

- Detached house
- Four double bedrooms & Ensuite
- Double garage
- Utility room
- Close to M4 corridor
- Downstairs WC



# STEP INSIDE

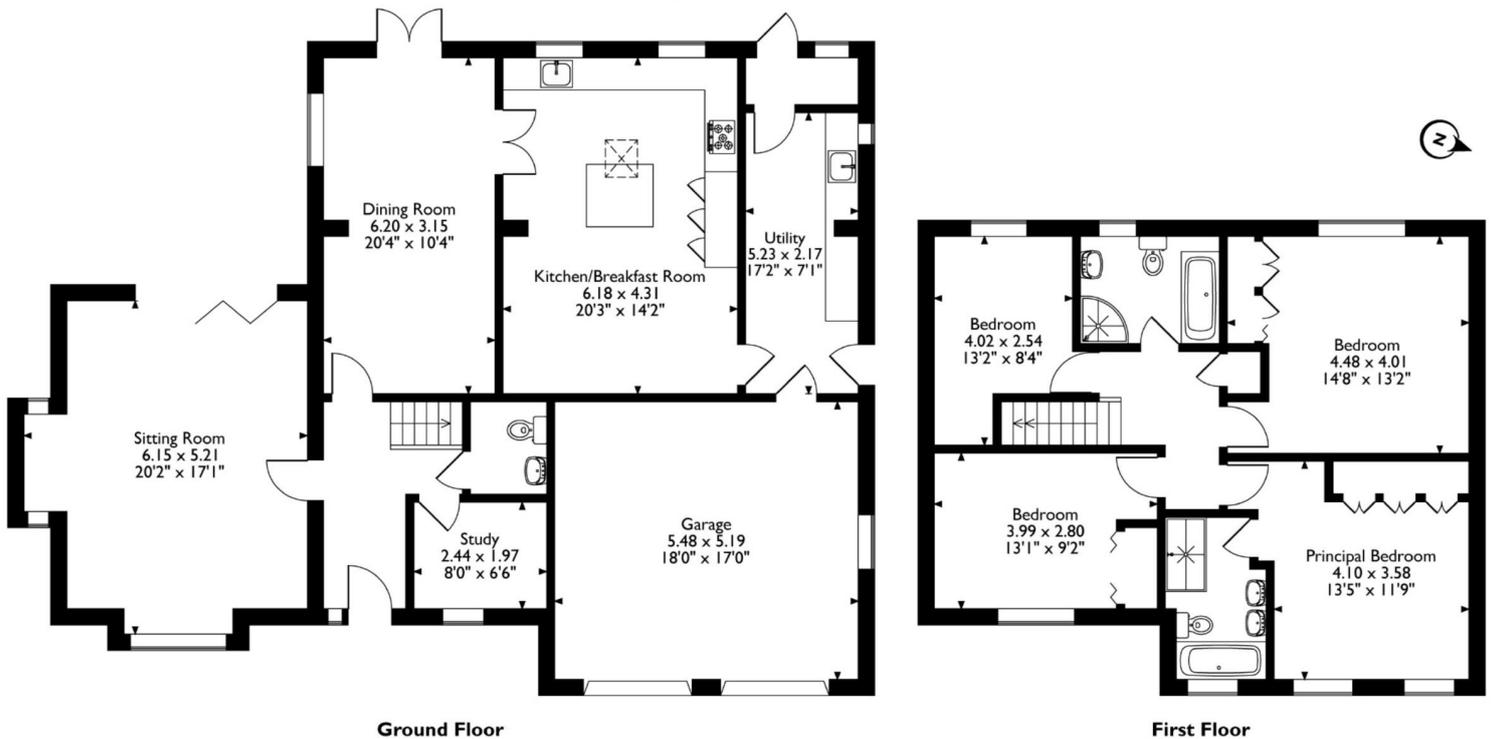


As you step through the front entrance of Tregam Close, you are welcomed into a bright and inviting hallway.

To the right is a convenient downstairs WC alongside a versatile reception room, currently used as a home office.

To the left, the dual-aspect living room offers a warm and relaxing space, featuring a gas burner and French doors that open directly onto the rear garden.

## Approximate Gross Internal Area 212 Sq M/2282 Sq Ft



**Ground Floor**

**First Floor**

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.

Continuing through the hallway, you reach a spacious dining room, ideal for family meals and entertaining, which leads seamlessly into a grand kitchen complete with a central island and Velux windows that flood the space with natural light.

The ground floor also benefits from a large utility room and access to the integrated double garage.

Upstairs are four generous double bedrooms, a family bathroom, and a principal bedroom with ensuite.

# STEP OUTSIDE



Step outside Tregam Close to discover a well-arranged exterior offering both practicality and enjoyment. To the front of the property, a spacious driveway provides off-road parking for multiple vehicles and leads directly to the home.

Wrap-around side access guides you conveniently through to the rear garden, which enjoys a highly desirable south-facing aspect. The garden is thoughtfully designed with established flower beds and a greenhouse, ideal for keen gardeners. A generous patio area creates the perfect setting for outdoor dining and entertaining, while beyond lies a level lawn that is both practical and family-friendly. This private and sun-filled outdoor space offers an excellent balance of relaxation, gardening, and everyday enjoyment.

## INFORMATION

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





## DIRECTIONS

What3words: [///silent.crunches.inch](https://www.what3words.com/#!/silent.crunches.inch)



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