



GLAN LLYN, NEWPORT

Offers over **£280,000**



12 KINGS WALL DRIVE

Glan Llyn, Newport, Newport NP19 4UH



Close proximity to local schools shops & restaurants
Great for first time buyers or small families
Close to the M4 Corridor

Located on Kings Wall Drive in the increasingly popular Glan Llyn development, this well-presented three-bedroom semi-detached home is perfectly suited to first-time buyers or small families.

The property offers modern living throughout, featuring a bright and welcoming interior, well-proportioned bedrooms and a practical, family-friendly layout. Situated within a friendly and growing community.

The home is conveniently positioned close to a range of local schools, making it ideal for families. Newport Spytty Retail and Leisure Park is just a short distance away, providing a variety of shopping, dining and leisure facilities. Excellent transport links are also on hand, with easy access to the M4 corridor, ensuring convenient commuting to Newport, Cardiff and beyond.

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KEY FEATURES

- Great location
- Open planned kitchen diner
- Utility room
- Downstairs WC
- Principle ensuite
- Close proximity to the M4 corridor



STEP INSIDE



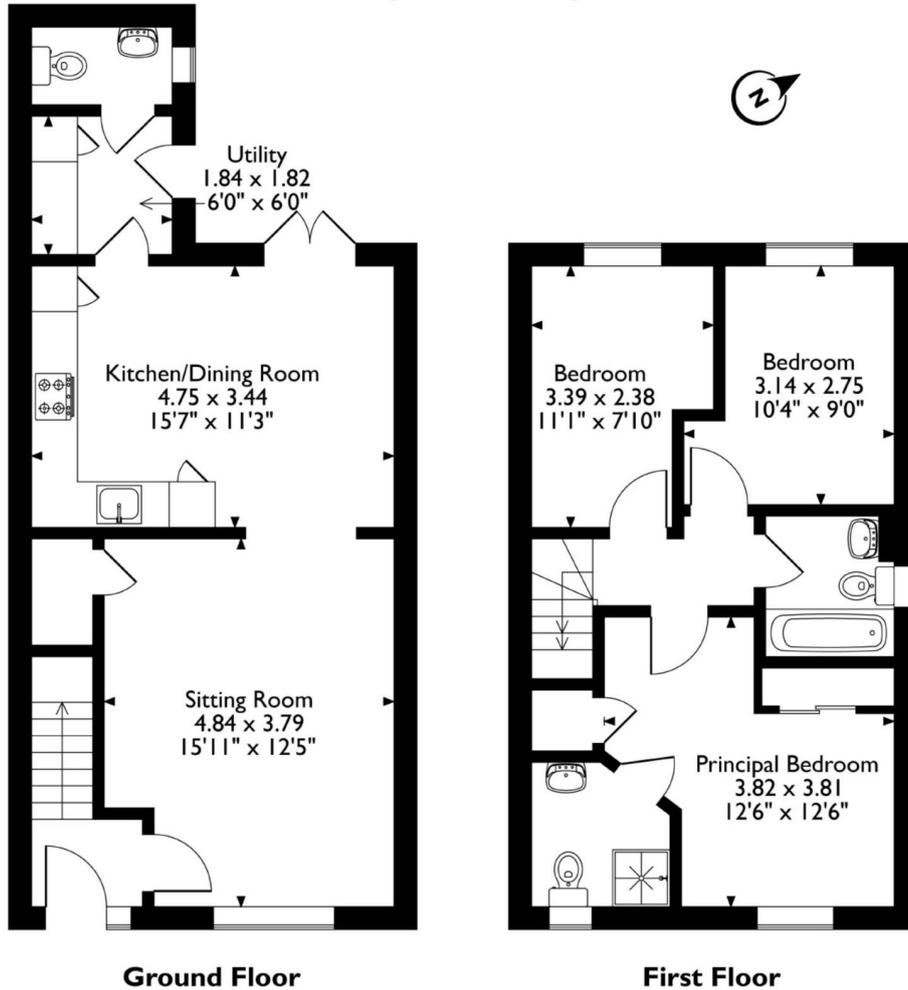
Step inside Kings Wall and you are welcomed into a bright entrance hall, offering a warm and inviting first impression of the home.

To your right, the family lounge provides a comfortable living space, filled with natural light from a large front-facing window.

This room also benefits from a convenient understairs storage cupboard and flows seamlessly into the open-plan kitchen diner, creating an ideal layout for modern family living.

The kitchen diner is sleek and stylish, featuring contemporary units, ample worktop space and French doors that open directly onto the rear garden, perfect for indoor-outdoor entertaining.

Approximate Gross Internal Area
86 Sq M/926 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.

Just off the kitchen, the utility room offers additional storage and appliance space, with further access to a convenient downstairs WC.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a principal bedroom with its own ensuite, along with a modern family bathroom serving the remaining bedrooms.

STEP OUTSIDE



Step outside Kings Wall and you will find two designated parking spaces to the front of the property, providing convenient off-road parking, along with useful side access leading to the rear garden. To the rear, the garden is designed with low maintenance in mind, featuring a patio area ideal for outdoor seating and entertaining, complemented by a neatly laid lawn. This private and manageable outdoor space is perfect for families, relaxing or enjoying warmer days with minimal upkeep required.

AGENT'S NOTE:

The management company for the estate is First Port and we are advised that there is a management charge that is currently approx £260 per annum (2025/26).

INFORMATION

Postcode: NP19 4UH
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

What3words: ///crew.locked.canny



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100)	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	

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