



LLANMARTIN

Offers over **£500,000**



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# 2 PENCOED VIEW

Llanmartin, Newport, Gwent NP18 2EG



Five double bedrooms  
Open plan kitchen/diner  
Double garage

Popular area of Llanmartin. Tastefully decorated by the current owners, this impressive property offers stylish, spacious living ideal for a modern family. Spanning three well-designed floors, the home provides versatile accommodation, including generous reception rooms and well-proportioned bedrooms that cater perfectly to growing families or those needing flexible work and leisure space. The contemporary interiors create a warm and welcoming atmosphere throughout. Externally, the property benefits from a double garage and a private rear garden.

Ideally located, Pencoed View offers excellent access to the M4 corridor, reputable local schools, and the world-famous Celtic Manor Resort, making it a superb choice for comfort, convenience, and lifestyle.

The property is in the catchment area of Langtone Primary School and Caerleon Comprehensive as well as currently benefitting from a free school bus which stops outside the property for both schools.



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### KEY FEATURES

- Five double bedrooms
- Study
- Utility room
- Open plan kitchen/diner
- Double garage
- Close proximity to the M4 corridor



# STEP INSIDE



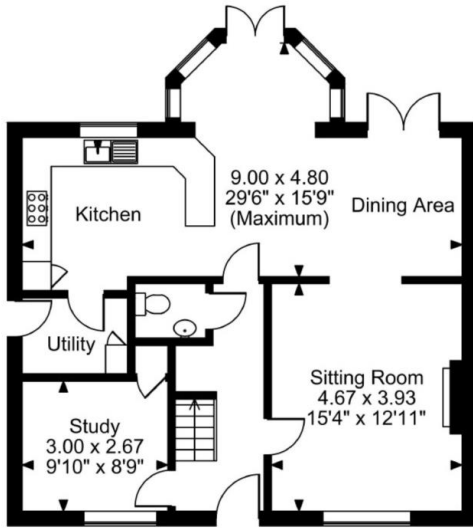
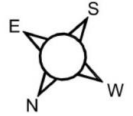
From the welcoming entrance hall, you'll find a thoughtfully arranged ground floor designed for modern family living.

To the left, a versatile study offers the perfect space for home working but could just as easily serve as a playroom or snug.

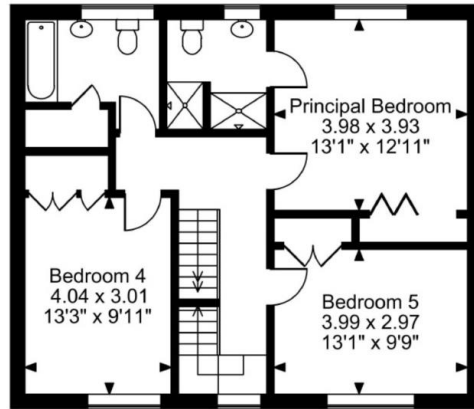
To the right, the inner hallway leads you into the cosy family lounge, a warm and inviting space that flows seamlessly into the generous open-plan kitchen/diner.

The sleek kitchen features integrated appliances, ample storage, and convenient access to a practical utility room. From the dining area, doors open out to the rear garden, while a wrap-around layout guides you back to the entrance hall, which also benefits from a downstairs WC and stairs to the first floor.

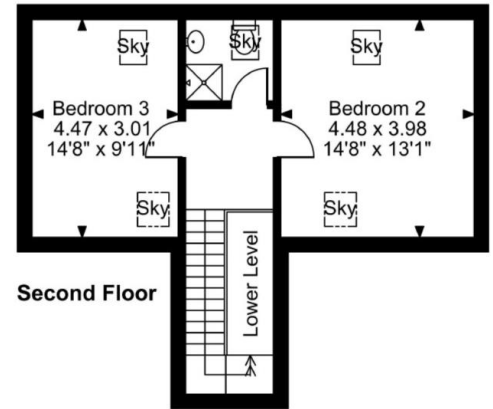
**Approximate Gross Internal Area**  
**Main House = 2007 Sq Ft/186 Sq M**  
**Garage = 305 Sq Ft/28 Sq M**  
**Total = 2312 Sq Ft/214 Sq M**



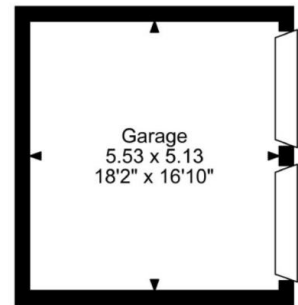
**Ground Floor**



**First Floor**



**Second Floor**



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The position & size of doors, windows, appliances and other features are approximate only.  
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The first floor hosts three well-proportioned double bedrooms, a stylish family bathroom, and a spacious principal bedroom complete with en suite.

Throughout, the property is tastefully decorated, offering a cohesive and welcoming feel across all three floors.

The second floor offers two further double bedrooms and an additional bathroom, ideal for guests or older children.

# STEP OUTSIDE



To the front of the property, a low-maintenance courtyard provides a welcoming and practical approach, offering space for potted plants or seasonal décor.

To the rear, you'll find a beautifully arranged south-facing garden, perfect for enjoying sunshine throughout the day. The garden features a generous patio area ideal for outdoor dining or relaxing, with the remainder laid to lawn for children to play or for easy upkeep.

A rear gate offers convenient access to the double garage, enhancing the property's practicality and overall appeal.

## INFORMATION

Postcode: NP18 2EG

Tenure: Freehold

Tax Band: G

Heating: Gas

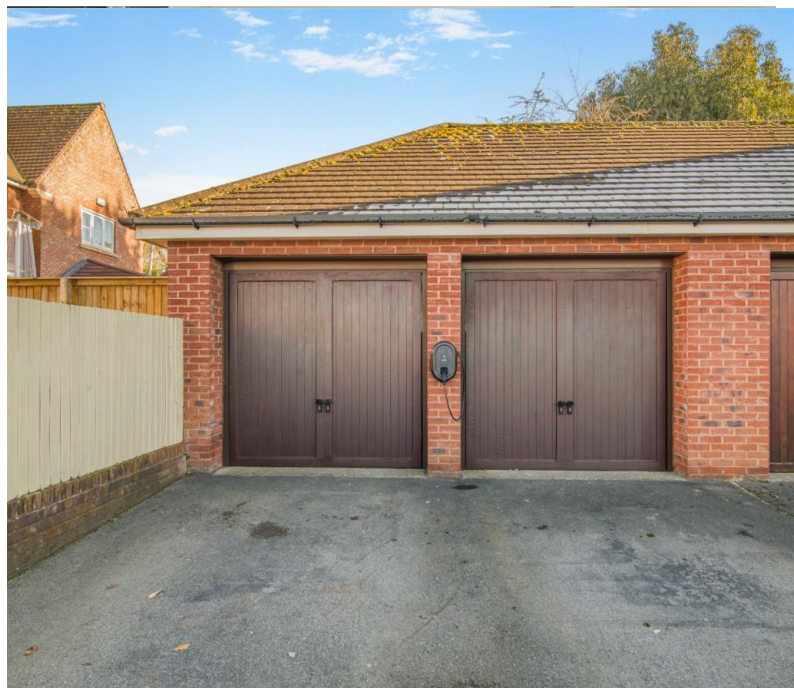
Drainage: Mains

EPC: C





**DIRECTIONS**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	73	
(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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