



LLANDEVAUD

Guide price **£575,000**



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THE OAKLANDS

Llandeud, Newport, Newport NP18 2AG



Close proximity to M4 corridor
Countryside views
South facing rear garden

Set within the charming hamlet of properties in Llandeud, The Oaklands is an impressive four-bedroom detached residence offering generous accommodation and an enviable semi-rural lifestyle. Occupying a 0.22 acre plot, the property enjoys a high degree of privacy while remaining well connected to surrounding areas. Inside, spacious and versatile reception rooms provide ideal settings for both everyday family living and larger-scale entertaining, enhanced throughout by an abundance of natural light.

Externally, the south-facing garden is a particular highlight, offering ample space for outdoor dining, children's play, and relaxation during the warmer months. Additional benefits include a double garage and ample off-road parking. Conveniently located within close proximity to Newport's Spytt Retail and Leisure Park and offering easy access to the M4 corridor and The Celtic Manor Resort, this is a superb opportunity for families seeking a spacious, well-connected forever home in a peaceful setting.



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KEY FEATURES

- Four bedrooms
- Double garage
- Utility room
- Generous reception rooms
- Countryside views
- South facing rear garden



STEP INSIDE

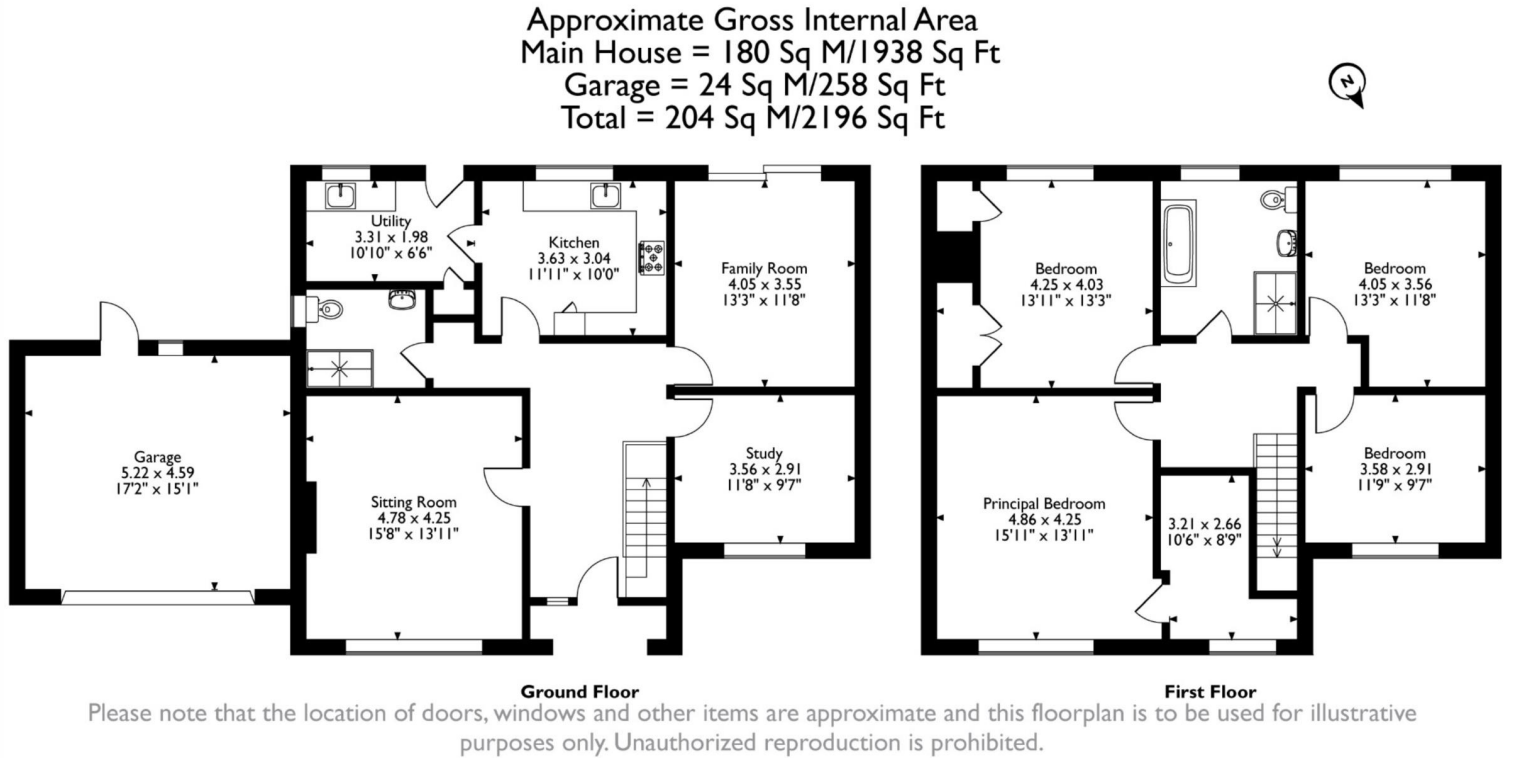


As you step inside the property, you are welcomed into a spacious and inviting entrance hall that sets the tone for the accommodation throughout, with the added comfort of underfloor heating enhancing the sense of quality and warmth.

From right to left, the staircase rises to the first floor, while a generous reception room, currently utilised as a home office, offers a flexible space ideal for modern family living.

Continuing through, you will find a comfortable living room with patio doors that overlook and open onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

Continuing from the entrance, you have access to a Howdens kitchen fitted with modern NEFF appliances and ample storage, perfectly suited for everyday use.



STEP OUTSIDE



Stepping outside, the property sits on a generous 0.22-acre plot with a desirable south-facing orientation. To the front, a driveway provides access to the entrance and leads to an electric double garage, complemented by mature shrubs that add privacy and kerb appeal. Wrap-around access guides you through to the rear garden, creating a practical and well-planned layout.

The rear garden is designed to be fairly low maintenance, featuring a spacious patio area ideal for outdoor dining, which flows onto a neatly laid lawn. Enjoying open countryside views, this outdoor space offers a peaceful setting for relaxation and entertaining. Further access to the double garage is also available directly from the rear garden, adding to the property's overall convenience.

INFORMATION

Postcode: NP18 2AG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3words: ///declining.bookcases.rejoins



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	78	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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