



LANGSTONE

Guide price **£550,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01633 449884

1 PRIORY GARDENS

Langstone, Newport, Newport NP18 2JG



Close proximity to M4

Stones throw away from Newport Spytty retail & leisure park

Good primary & secondary schools close by

Located in the increasingly popular area of Langstone, Priory Gardens is a well presented four-bedroom detached family home, perfectly suited to modern living. The property offers spacious and well-balanced accommodation, including a generous living room ideal for family gatherings, a contemporary kitchen & dining space perfect for everyday living and entertaining, along with versatile bedrooms that can easily accommodate guest space.

Outside, the home benefits from a fairly private rear garden, providing an excellent setting for relaxing or entertaining, along with driveway parking and a detached garage. Ideally positioned close to a range of local amenities, reputable schools, and convenient transport links, the property is also within close proximity to the M4, the Celtic Manor Resort, and Spytty Retail and Leisure Park, making it an excellent choice for commuters and families alike.

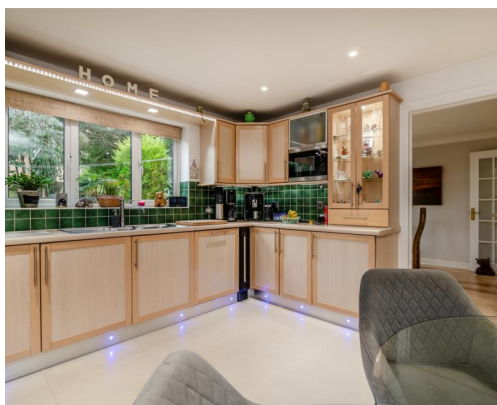


Guide price
£550,000



KEY FEATURES

- Four bedrooms
- Principle ensuite & walk in wardrobe
- Separate dining room
- Utility room
- Study/playroom
- Deatched double garage



STEP INSIDE

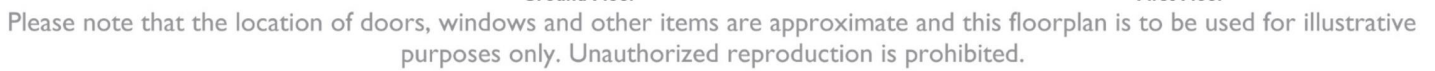


Step inside I Priory Gardens and you are welcomed by an expansive and inviting entrance hall that immediately sets the tone for the generous proportions found throughout the home.

From the hallway, moving from left to right, there is a spacious downstairs study or playroom, ideal for home working or family use, followed by a convenient ground floor WC.

A separate utility room provides practical storage and laundry space, while the well-appointed kitchen offers an excellent hub for everyday living.

Adjacent to the kitchen is a separate dining room, perfect for hosting family meals and entertaining guests, and completing the ground floor is a large family lounge, offering a comfortable and versatile space to relax and unwind.



The principal bedroom enjoys the added benefits of its own ensuite shower room and a walk-in wardrobe, creating a private and functional retreat within this impressive family home.

STEP OUTSIDE



Step outside Priory Gardens to find a generous frontage offering a driveway with ample space for multiple vehicles, along with convenient access to a double garage providing secure parking and additional storage. To the rear, the property boasts a fairly private, low maintenance garden designed for easy enjoyment. Mature trees and established shrubs create a pleasant sense of privacy, while an area of decking seamlessly connect to the lawn, offers an ideal setting for outdoor dining, entertaining, or relaxing. This well-balanced outdoor space perfectly complements the home's spacious interior and family friendly layout.

INFORMATION

Postcode: NP18 2JG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: ///breed.sunflower.airbrush



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.