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Pen-Y-Wal Drive, Llanwern Newport

offers in the region of £525,000

 peter  
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## About the property

An exceptional modern four double bedroom detached residence, situated within a highly sought-after Redrow development just off the Southern Distributor Road. Perfectly positioned for effortless access to Junction 24 of the M4 motorway, the property is ideally suited to commuters, whilst remaining within easy reach of excellent local amenities, reputable schools and the world-class leisure facilities at Celtic Manor Resort.

This impressive family home offers spacious, contemporary accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, elegant lounge, study and a superb open-plan kitchen flowing seamlessly into the dining area, thoughtfully designed for modern living and entertaining, complemented by a separate utility room and cloakroom/WC.

To the first floor are four generously proportioned double bedrooms, including a principal suite with en suite shower room, in addition to a well-appointed family bathroom.

Externally, the property benefits from landscaped, enclosed rear gardens, ample driveway parking for approximately four vehicles, and a double garage. Early viewing is highly recommended to fully appreciate the quality and specification on offer.

## Accommodation

### Hallway

### Wc

### Study

11' x 6' 7" ( 3.35m x 2.01m )

### Living Room

16' 2" x 14' 5" ( 4.93m x 4.39m )

### Kitchen/Dining Room

24' x 14' 5" max ( 7.32m x 4.39m max )

### Utility Room

### Double Garage

21' x 21' ( 6.40m x 6.40m )

### First Floor Landing

### Bedroom One

11' 6" x 11' 6" ( 3.51m x 3.51m )

### Ensuite

### Bedroom Two

13' 1" x 11' 6" ( 3.99m x 3.51m )

### Bedroom Three

10' 2" x 9' 6" ( 3.10m x 2.90m )

### Bedroom Four

10' 2" x 9' 6" ( 3.10m x 2.90m )

### Outside









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Total floor area 170.7 m<sup>2</sup> (1,838 sq.ft.) approx

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