



LLANMARTIN

Offers over £500,000



 ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01633 449884

# 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.



Offers over  
**£500,000**



### KEY FEATURES

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



# STEP INSIDE



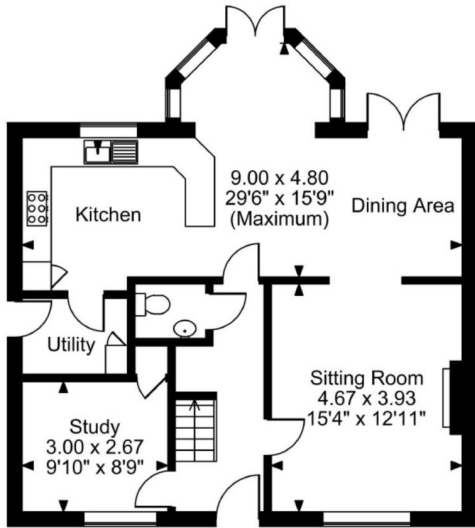
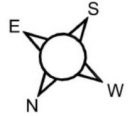
From the welcoming entrance hall, you'll find a thoughtfully arranged ground floor designed for modern family living.

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

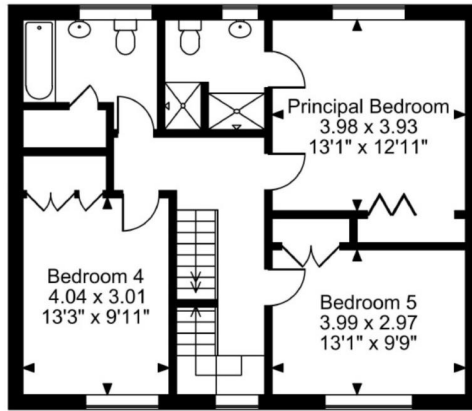
To the right, the inner hallway leads you into the cosy family lounge, a warm and inviting space that flows seamlessly into the generous open-plan kitchen/diner.

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.

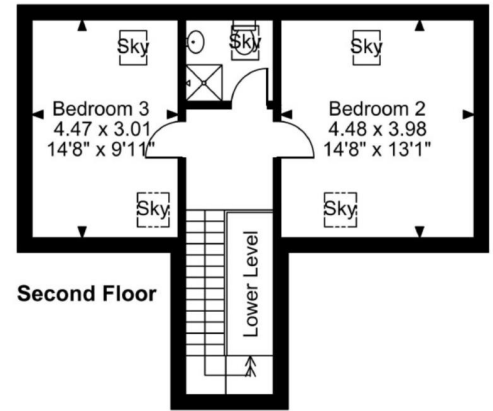
**Approximate Gross Internal Area**  
**Main House = 2007 Sq Ft/186 Sq M**  
**Garage = 305 Sq Ft/28 Sq M**  
**Total = 2312 Sq Ft/214 Sq M**



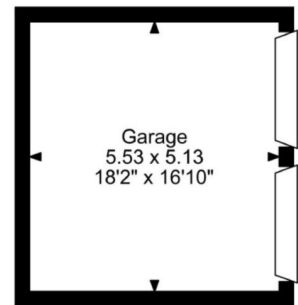
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8671245/OHL

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	

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.