



4 Priory Drive
Langstone | Newport | NP18 2JD

FINE & COUNTRY



Step inside

Coming onto the market for the first time since being purchased brand new from the developer is this spacious and beautifully presented five double bedroomed detached home. Set on a large corner plot with an enclosed private garden, this family home offers accommodation that includes: - Entrance Hall, cloakroom, sitting room, large kitchen/breakfast/family room and utility to the ground floor, and a master bedroom with en-suite, four further double bedrooms and a family bathroom to the first floor. The home has Upvc double glazing throughout, security alarm system, gas central heating and internal access to the double garage.

Situated on a large corner plot on this popular David Wilson Homes development is this spacious five double bedroomed detached house built in the late 1990's. The beautifully presented family size accommodation comprises: - Entrance Hall, cloakroom, sitting room, large kitchen/breakfast/family room and utility to the ground floor, and a master bedroom with en-suite, four further double bedrooms and a family bathroom to the first floor. The home has Upvc double glazing throughout, security alarm system, gas central heating and internal access to the double garage.

Langstone is set on the eastern edge of the city of Newport and is a very popular area due to its close proximity to the M4. The village has its own successful primary school and there are a number of excellent schools that service the catchment area.

The nearby Celtic Manor Resort offers extensive facilities including award winning restaurants, a spa, gym, aerial rope adventure course, driving range and three golf courses including the 2010 Ryder Cup course, there is a fourth course located in the nearby Caerleon.

Newport City centre offers a myriad of both local and national stores, and the surrounding towns are also home to a vast selection of local boutiques, restaurants and public houses.

PORCH

Covered porch with steel clad door having partial glazing by way of inset leaded glass panels and matching side panels allowing access to:

ENTRANCE HALL

New porcelain floor tiling, dado rail, radiator, ceiling coving, staircase to first floor, access off to:

CLOAKROOM

Porcelain floor tiling, pedestal wash hand basin with tiling to splashback, w/c, radiator, dado rail, extractor fan.

LIVING ROOM

5.28m x 3.62m (17'4" x 11'11")

A good size room accessed via part glazed French doors. There is fitted carpet, coal effect gas fire with decorative surround and marble hearth/back plate (we are advised that this is a working chimney if an alternative heat source is preferred), ceiling coving, two radiators, front facing leaded glass window and side facing leaded glass window.



KITCHEN / DINER / FAMILY ROOM

10.63m x 5.29m (34'11" x 17'4")

A fabulous spacious open plan area which incorporates a fully fitted kitchen, bay style dining section and a snug area for relaxing. There are rear facing windows, French doors and a glazed bay all with views over the rear garden. This whole room has porcelain floor tiling and radiator heating. The kitchen is fully fitted with light taupe coloured wall and base units topped with roll edge marble effect work surfaces, twin ceramic bowl sink with mixer tap over, tiling to splashbacks, integrated 5 burner gas hob with stainless steel extractor over, double fan assisted oven, concealed unit lighting. There is a separate matching dresser unit to one side which accommodates two under counter freezers and a fridge with work top over having tiled splashbacks and concealed lighting beneath glass fronted display cabinets. An added feature of the kitchen is a fully plumbed Virgin water system which provides instant hot or chilled filtered water. Open plan access from the kitchen connects to:

UTILITY ROOM / SIDE PORCH

3.12m x 1.65m (10'3" x 5'5")

Porcelain floor tiling, roll edge work top with splashback tiling and cupboard space, wall mounted gas boiler, plumbing for automatic washing machine and space for a tumble dryer, unit housing a further double oven, radiator, under stairs shelved pantry, side facing 1/2 glazed door and separate access internally to the double garage.

Stairs to FIRST FLOOR and LANDING

Fitted carpet to stairs and landing, dado rail, radiator, double doored airing cupboard and loft access point.





PRINCIPAL BEDROOM

4.63m x 4.41m (15'2" x 14'6")

An impressive large double room with fitted carpet, front facing window, radiator, full range of fitted wardrobes with central, partially mirrored doors. Access to:

EN-SUITE SHOWER ROOM

Ceramic tiling to floor and splashbacks, pedestal wash hand basin with mixer tap, w/c, double shower enclosure with mixer shower and toiletry recess, extractor fan, mirrored toiletry and medicine units, front facing window, radiator.



BEDROOM TWO

4.31m x 3.61m (14'2" x 11'10")

Another good size double room with fitted carpet, fitted wardrobes, radiator and front facing window.

BEDROOM THREE

3.24m x 3.22m (10'8" x 10'7")

A double room with rear facing window, fitted carpet, built in wardrobe, radiator.

BEDROOM FOUR

3.17m x 2.97m (10'5" x 9'9")

Double room with fitted carpet, radiator, rear facing window and built in wardrobes.



BEDROOM FIVE

4.14m x 3.61m (13'7" x 11'10")

A fifth double bedroom with fitted carpet, rear facing window, radiator and built in wardrobes.

FAMILY BATHROOM

Porcelain high gloss flooring, ceramic tiled walls, w/c, single bowl wash hand basin with mixer tap sitting on top of a vanity unit, chrome towel radiator, side facing window, jacuzzi bath with automatic thermostat mixer tap and shower attachment.





Step outside

Approached at the front via an excellent sized brick pavior driveway with space for three/four cars fronting a double garage with twin doors.

Mature shrubs and trees to either side and pedestrian access at the side of the garage allowing access to the lovely private, flat and fully enclosed garden surrounded by part brick walling with the remainder being fenced.

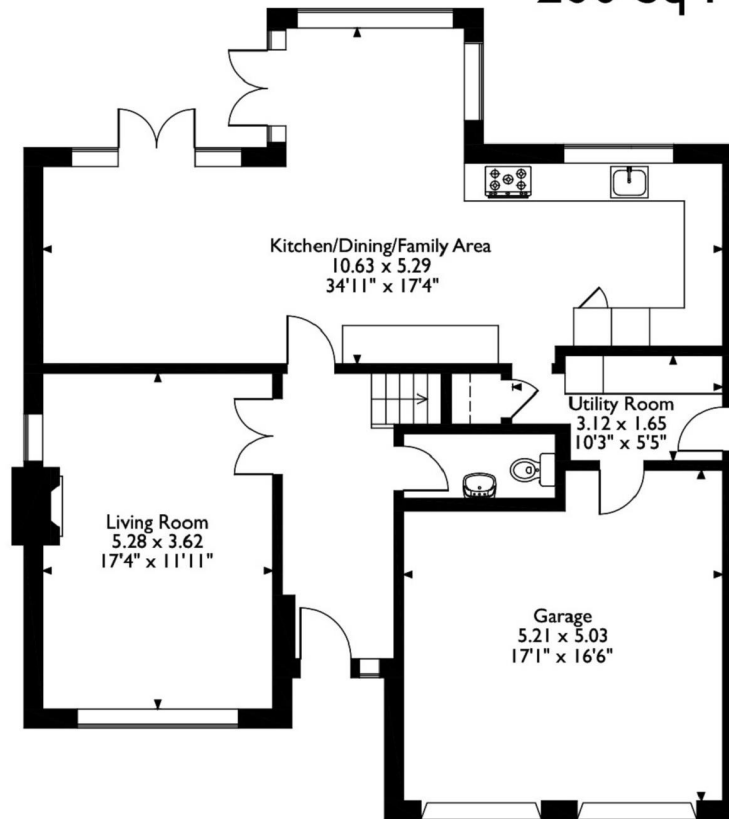
There are mature shrubs and trees with a paved patio to one side.

DIRECTIONS

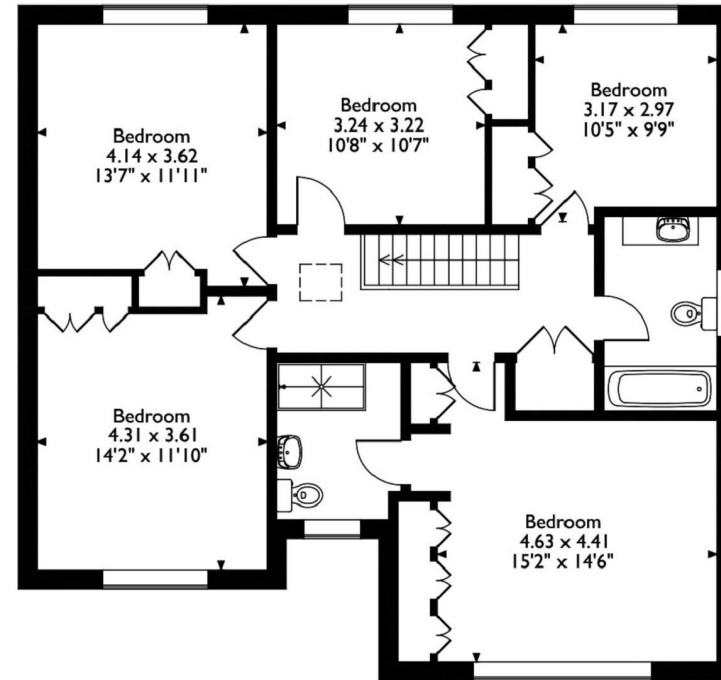
From Junction 24 (The Coldra roundabout) take the A48 signposted for Caerwent and Penhow, at the next roundabout take the first exit onto Priory Drive and then take the third exit at the next roundabout remaining on Priory Drive. The property can be found on the right hand side at the end of the road.



Approximate Gross Internal Area 200 Sq M/2153 Sq Ft



Ground Floor



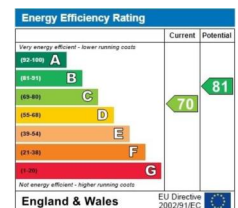
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP18 2JD | Tenure: Freehold | Tax Band: G | Authority: NEWPORT | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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