



LANGSTONE

Guide price £510,000



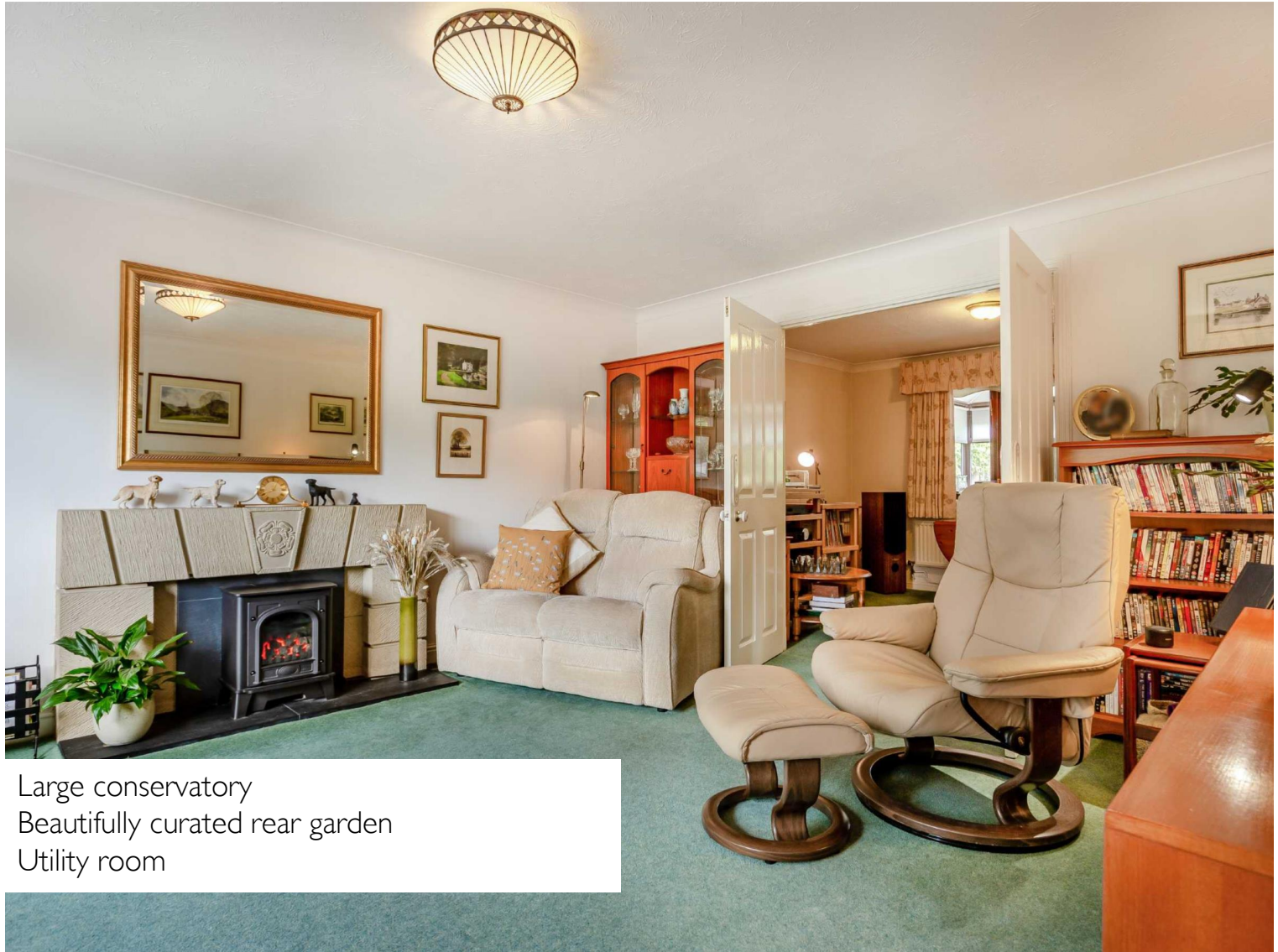
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6 COOPER CLOSE

Newport NP18 2LD



Large conservatory
Beautifully curated rear garden
Utility room

This four-bedroom detached executive home is situated in the increasingly popular area of Langstone.

Langstone itself is a highly regarded semi-rural yet residential area with some of the best schools in the locality.

It is also situated to the east of Newport with easy access to junctions 23 & 24 of the M4 motorway, and a stone's throw away from Newport Syppy retail and leisure park, and the World-famous Celtic Manor Resort.



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KEY FEATURES

- Detached
- Prime location
- Four bedrooms
- Downstairs study
- Local catchment for highly regarded schools
- Double garage



STEP INSIDE

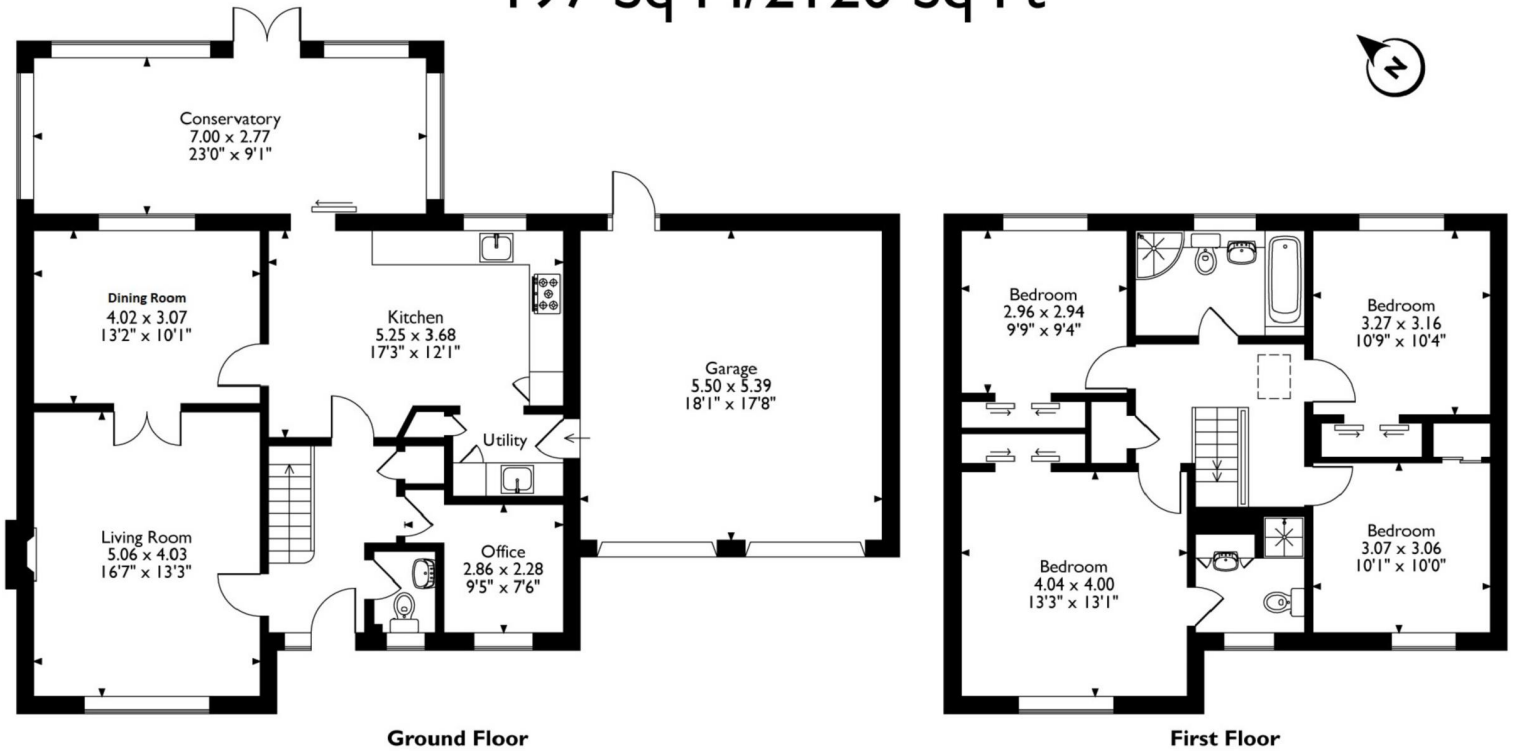


Into the property, the ground floor boasts a generous kitchen with ample storage including a large pantry, an adjoining utility along with convenient access through to the double garage.

The large front room is fitted with a gas fire place, and holds an amplitude of space for family evenings and entertaining.

Through to the dining room, there is close connection to the kitchen and access into the generous size conservatory.

Approximate Gross Internal Area 197 Sq M/2120 Sq Ft



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.

The property also has a downstairs WC and study, which is ideally located away from the high traffic areas of the house.

With the principal bedroom benefiting from an ensuite.

To the first floor of the property, you have four generous size bedrooms, and family bathroom.

STEP OUTSIDE



Step outside to a slice of solitude, fully paved with picturesque garden beds displaying a multitude of colours and a large variety of plants including two apple trees.

This garden hits the perfect combination of colourful animation and low-key laid-back living.

INFORMATION

Postcode: NP18 2LD

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

East bound on Chepstow Road off the Coldra roundabout, continue on the A48 and take the first right onto Magor Road after the New Inn Hotel, and then the first left onto Shepherd Drive, then a right onto Miller Close, and then another right onto Cooper Close, and the property is the first on the left hand side, Number 6.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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