LANGSTONE

Guide price **£700,000**

ARCHER & CO

www.archerandco.com

To book a viewing call 01633 449884

WRENFIELD

Magor Road, Langstone, Newport NP18 2JX

Close to highly regarded schools
Generous size plot
Beautifully decorated throughout

Introducing Wrenfield, a luxurious three-story residence nestled in the highly coveted area of Langstone.

This stunning property boasts five spacious double bedrooms, with three of them offering en-suite facilities, ensuring comfort and privacy for all residents.

Wrenfield's focal point is the grand open-plan kitchen and living area, designed to be the heart of the home, where family and friends can gather and create cherished memories.

The contemporary design and high-quality finishes make this space perfect for modern living. Conveniently situated near the M4 corridor for those commuting to work, the property is in close proximity to Newport Spytty Retail and Leisure Park, providing excellent shopping and leisure opportunities. Furthermore, the renowned Celtic Manor Resort, famous for its world-class golf and luxury amenities, is just a stone's throw away.

Guide price
£700,000

KEY FEATURES

- Five double bedrooms
- Three en-suites
- Large driveway
- Internal garage
- Generous kitchen living area
- Close to the M4 Corridor

STEP INSIDE

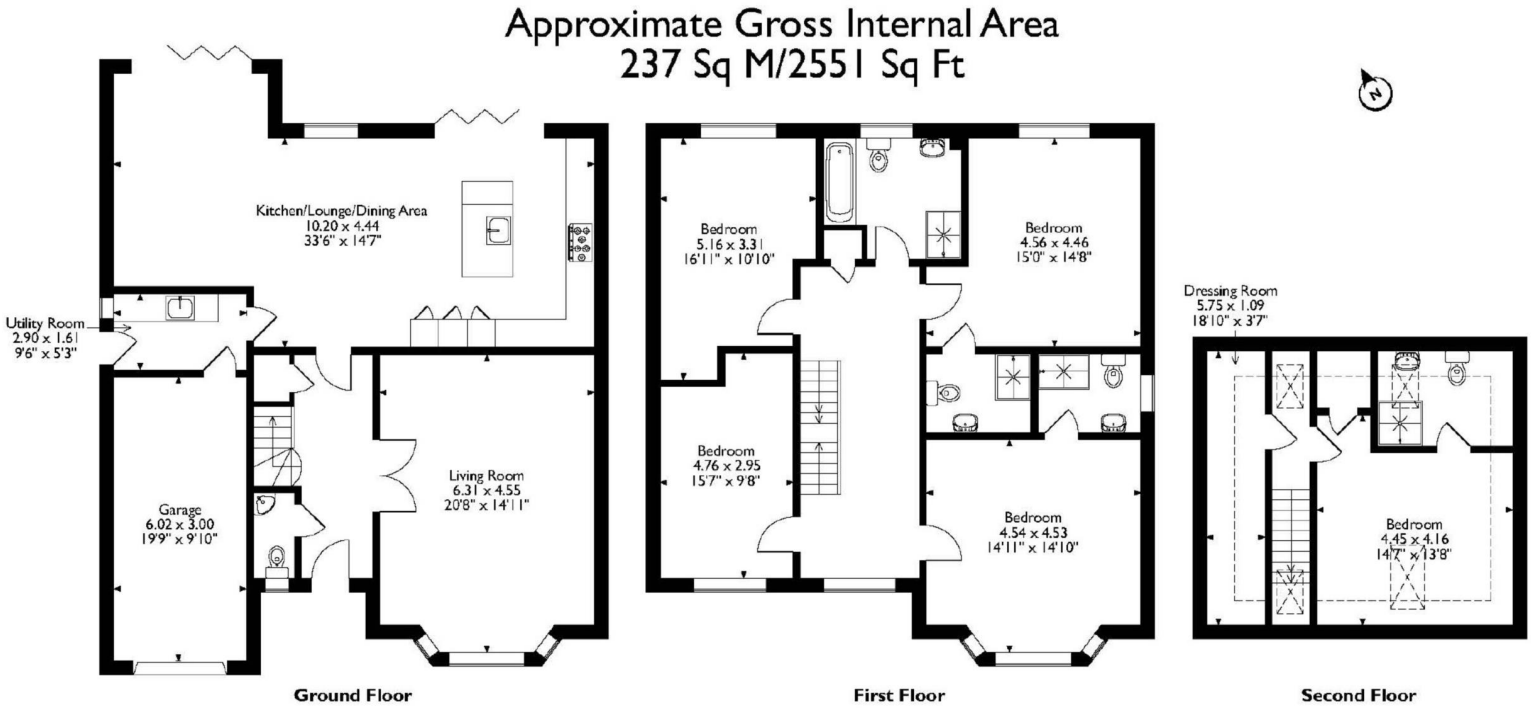
Step inside the captivating Wrenfield residence and experience a world of modern luxury.

The welcoming entrance hall sets the tone, granting access to various areas of this meticulously designed home.

To the right, you'll find a spacious family lounge, perfect for relaxation and entertainment. And to the left the convenience of a downstairs WC.

As you continue through, you'll discover the heart of the home the kitchen living area. Here, an exquisite fitted kitchen awaits, complete with a stunning quartz worktop, a full-length fridge and freezer, a dishwasher, and a fitted bespoke East Indian walnut dining table.

The space also features a cooling wine rack and room for a large oven. This open-plan kitchen seamlessly flows into the living area, with bi-fold doors that open to the rear garden.



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.

Conveniently adjacent to the kitchen, a utility room offers space for a washing machine and tumble dryer, with access to the internal garage.

The first floor provides access to four well-appointed bedrooms, a family bathroom, and the stairs leading to the second floor.

On this upper level, you'll find an additional bedroom and a generous built-in storage cupboard/wardrobe.

Notably, three of the bedrooms come complete with their own en-suites, enhancing both comfort and privacy.

STEP OUTSIDE

Step outside and discover the exceptional outdoor features of this remarkable property. The large driveway offers ample space for multiple cars, ensuring convenience for residents and guests. With direct access to the garage, it combines functionality and storage seamlessly.

The stone driveway gracefully transitions into a beautifully laid lawn, adding a touch of natural charm. A delightful decking area provides a perfect spot for outdoor relaxation and entertainment. It leads to a side gate that grants access to the rear garden.

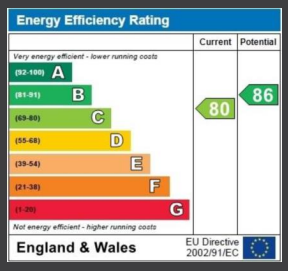
The rear garden is a low-maintenance oasis, featuring a patio area that seamlessly blends into an artificial lawn, providing a pristine and evergreen backdrop. A split-level decking area adds versatility to your outdoor space, making it perfect for various activities and gatherings. This outdoor sanctuary is designed for both enjoyment and ease of upkeep.

INFORMATION

Postcode: NP18 2JX
Tenure: Freehold
Tax Band: H
Heating: Gas
Drainage: Mains
EPC: C

DIRECTIONS

East bound on the A48 (Chepstow Road) off the Coldra roundabout, follow the road down and past the Hillcroft Garage, then take the next right onto Magor Road the property is located on the left hand side, just past the turning for Shepherd Drive.



30 High Street, Chepstow, NP16 5LJ
01633 449884
newport@archerandco.com
www.archerandco.com

ARCHER & Co

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.