



LANGSTONE

Offers over **£325,000**



17 COURT MEADOW

Langstone, Newport NP18 2NQ



Quiet cul-de-sac
Close to schools
Close proximity to the M4

Welcome to Court Meadow, a captivating three-bedroom detached property situated in the highly sought-after area of Langstone. Boasting proximity to esteemed primary and secondary schools, residents enjoy easy access to quality education.

Furthermore, the vibrant Newport Spytty retail and leisure park is just a stone's throw away, offering a plethora of shopping and entertainment options. For those seeking luxury and relaxation, the world-renowned Celtic Manor Resort beckons with its exceptional amenities and championship golf courses.

This property presents a rare opportunity, being sold with no onward chain, ensuring a seamless transition for its fortunate new owners. Inside, discover spacious living areas, a contemporary kitchen, sunny conservatory and tranquil outdoor spaces.

Whether you're seeking a family home or an investment opportunity, Court Meadow offers the perfect blend of convenience, luxury, and community in the heart of Langstone.

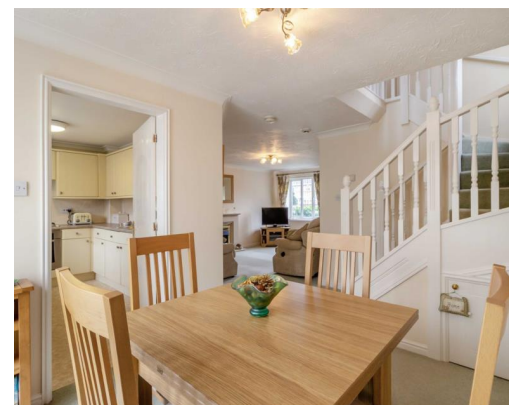


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KEY FEATURES

- No onward chain
- Detached property
- Internal garage
- Conservatory
- Three bedrooms
- Great location



STEP INSIDE



As you step inside Court Meadow , you're greeted by a sense of warmth and comfort.

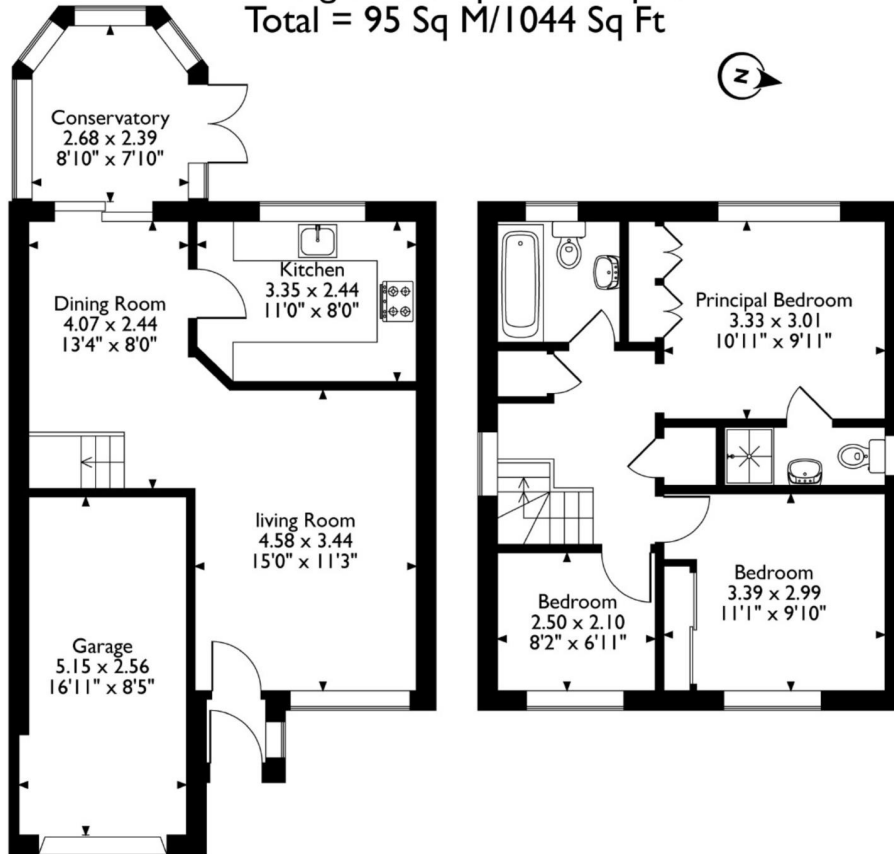
The ground floor welcomes you with convenience and functionality,

The family lounge beckons with its inviting ambiance, offering a cosy retreat for relaxation or entertaining guests.

Adjacent to the lounge, an open-plan dining room awaits, seamlessly connecting to the kitchen for effortless meal preparation and dining experiences.

With its spacious layout and versatile design, this area serves as the heart of the home, fostering gatherings and creating lasting memories.

Approximate Gross Internal Area
Main House = 82 Sq M/904 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 95 Sq M/1044 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.

Ascending to the first floor, you'll discover three well-appointed bedrooms, each offering a tranquil sanctuary for rest and rejuvenation.

The family bathroom completes this level, providing a haven for relaxation with its modern amenities and soothing atmosphere, the principle bedroom also benefits from its own ensuite.

STEP OUTSIDE



Step outside Court Meadow and discover a delightful outdoor space designed for both practicality and relaxation. At the front, a low-maintenance driveway awaits, providing parking space for two cars and granting easy access to the internal garage. Additionally, a convenient side gate offers entry to the rear garden, ensuring seamless movement throughout the property.

As you venture into the rear garden, you'll find an equally low-maintenance oasis. A charming patio area beckons for outdoor gatherings and al fresco dining, while the lush lawn provides a serene backdrop for leisurely moments.

INFORMATION

Postcode: NP18 2NQ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

East bound on the A48 (Chepstow Road) off the Coldra roundabout, take the second exit at the next roundabout past the Coldra Court Hotel, continue along Chepstow road for 1 mile, then turn right onto Langstone Court Road, and then turn right again onto Court Meadow and the property will be on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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