



LANGSTONE

Offers over **£290,000**





# 20 SPARTAN CLOSE

Langstone, Newport NP18 2BH



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

Welcome to Spartan Close, 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 Spyty 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, and tranquil outdoor spaces perfect for enjoying the idyllic surroundings.

Whether you're seeking a family home or an investment opportunity, Spartan Close 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
- Separate dining room
- Three bedrooms
- Great location





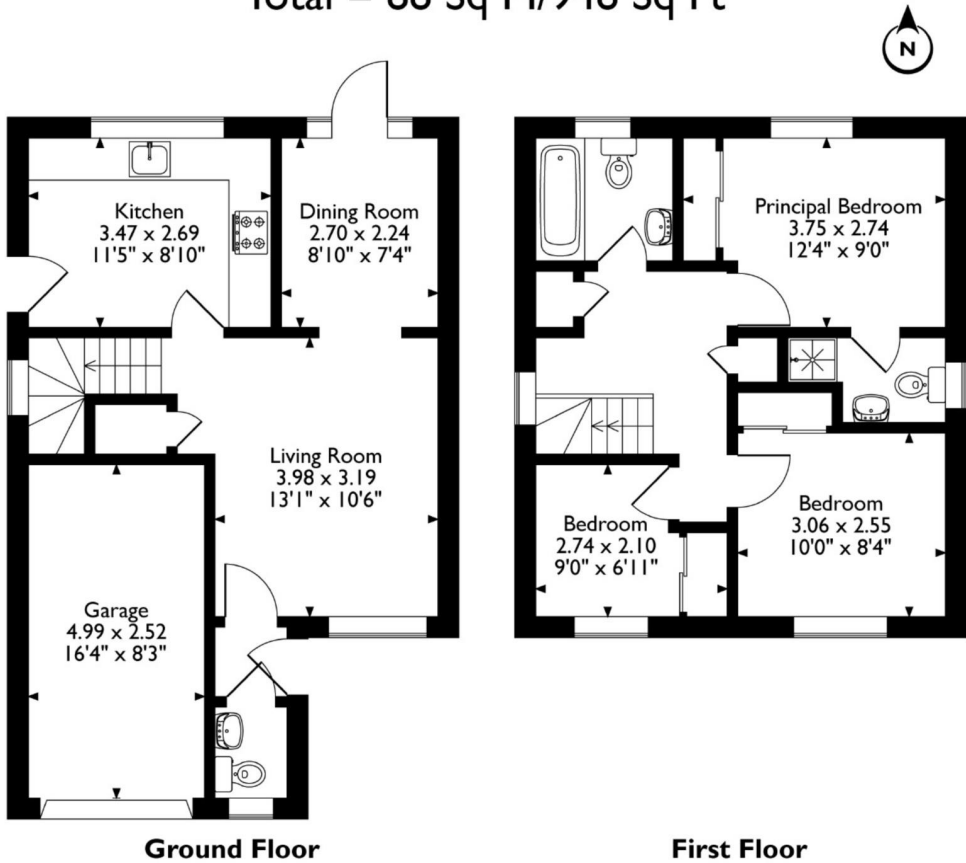
# STEP INSIDE



As you step inside Spartan Close, you're greeted by a sense of warmth and comfort. The ground floor welcomes you with convenience and functionality, featuring a handy downstairs WC for added practicality. 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 functional 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 = 76 Sq M/819 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 88 Sq M/948 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.

Ascending to the first floor, you'll discover three 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 principal bedroom also benefits from its own ensuite.



# STEP OUTSIDE



Step outside Spartan Close 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 2BH

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 on Chepstow road for 0.5 miles then turn left onto Catsash road and take the first right onto Grenadier Drive, then the first left onto Spartan Close, and then finally another left and the property will be on your right hand side, number 20.





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

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