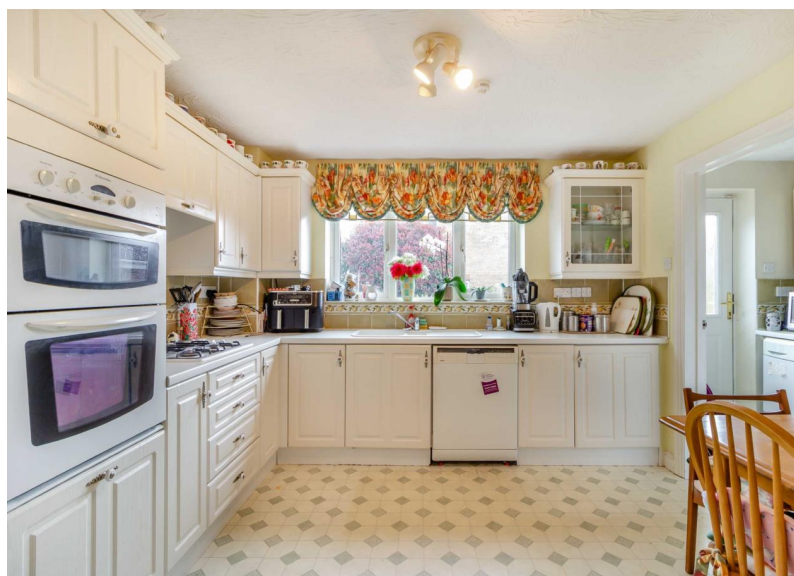




LANGSTONE

Offers over £425,000



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16 PRIORY WAY

Langstone, Newport NP18 2JE



Great location
Close proximity to M4
Principle Ensuite

Discover the epitome of family living at Priory Way, a stunning four-bedroom detached home situated in the highly sought-after area of Langstone. Perfectly positioned near top-tier primary and secondary schools, this residence is tailor-made for families seeking educational excellence. Embrace convenience with easy access to the M4 Corridor, Spytty retail and leisure park, ensuring endless entertainment options at your doorstep. Indulge in luxury with proximity to the world-renowned Celtic Manor resort.

Inside, the property offers ample space with three down stairs reception rooms, ideal for versatile living and entertaining. Additional features include a utility room and principal ensuite, elevating comfort to new heights. With great levels of potential, this home presents a canvas for your imagination to flourish.



Offers over
£425,000



KEY FEATURES

- Detached
- Four bedrooms
- Separate dining room
- Third reception room
- Double garage
- Close proximity to schools



STEP INSIDE



Step inside Priory Way and be greeted by a wealth of inviting spaces designed for modern living. From the entrance hall, you'll find access to various key areas of the home.

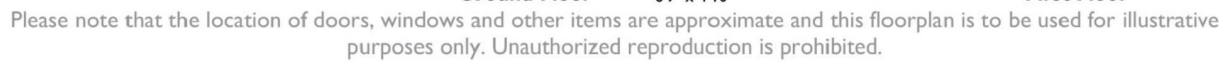
To your left, a door leads into a versatile third reception room, offering flexibility for a study, playroom, or additional living area.

Continuing forward, the entrance hall seamlessly connects to the heart of the home. The spacious lounge awaits, providing ample room for relaxation and gatherings.

From here, internal French doors take you into the adjacent dining room, creating a seamless flow perfect for entertaining.

The dining room wraps back around into the kitchen, where culinary delights await.

Here, you'll find access to the utility room, providing convenience for household tasks and offering a gateway to the beautiful rear garden.



The principal bedroom boasts the luxury of an ensuite, offering privacy and comfort for the homeowners.

STEP OUTSIDE



Step outside Priory Way to discover a charming exterior that enhances its curb appeal. To the front, a meticulously maintained garden welcomes you, accompanied by a spacious driveway offering ample parking for multiple cars.

Access into the double garage provides convenient storage options. A side gate leads to the rear garden, where you'll find an equally delightful space. Enjoy the tranquillity of mature trees and shrubs, sun trap spots, and a patio area perfect for outdoor relaxation, all laid to a lush lawn.

INFORMATION

Postcode: NP18 2JE
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From the M4 motorway take the exit at Junction 24 and head East on the A48 (Chepstow Road) off the Coldra roundabout. Take the first exit onto Priory Drive at the next roundabout, then take the third exit at the final roundabout to continue on Priory Drive, follow the road down to the T Junction and turn left onto Priory Way and the property is on the right hand side, Number 16.



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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