



LANGSTONE

Offers over £300,000



 ARCHER & CO

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# 4 BAILEY CRESCENT

Langstone, Newport NP18 2BL



Great location  
Close proximity to M4  
Principle Ensuite

Welcome to Bailey Crescent, Langstone, where comfort and convenience blend seamlessly in this delightful three-bedroom detached family home. Nestled in the ever-popular area of Langstone, residents enjoy easy access to local primary and secondary schools, ideal for families. Commuters will appreciate the proximity to the M4, ensuring swift journeys to work.

Additionally, leisure options abound with the nearby Spytty retail and leisure park, while the world-renowned Celtic Manor Resort offers world-class amenities.





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### KEY FEATURES

- Detached
- Three bedrooms
- Kitchen diner
- Second reception room
- Three parking spaces
- Close proximity to schools





# STEP INSIDE



When you step inside Bailey Crescent, to the left you'll discover the second reception, a versatile space thoughtfully converted from the garage by the owners.

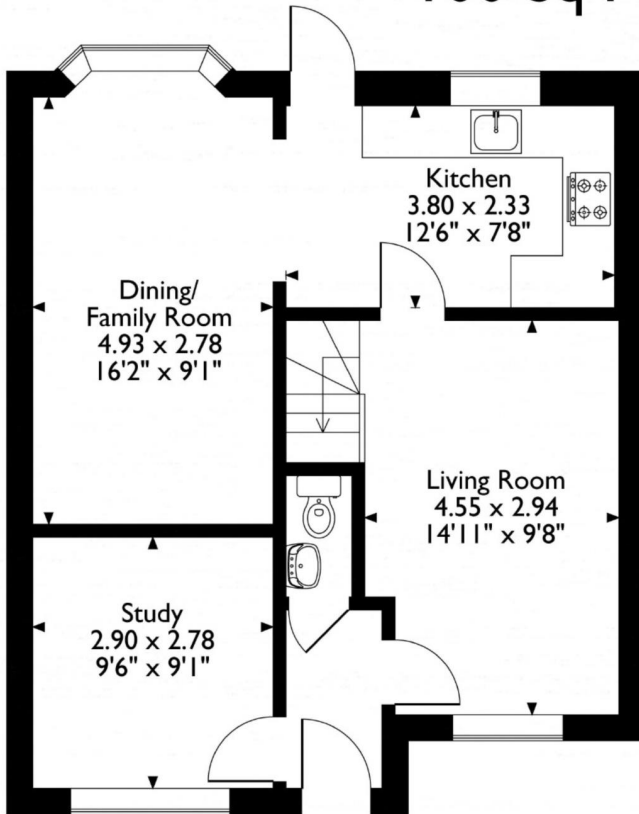
Ideal for a home office, study, or playroom, this area offers endless possibilities to suit your lifestyle needs.

Continuing through you'll find access to the cosy family lounge, providing a comfortable space for relaxation and entertainment.

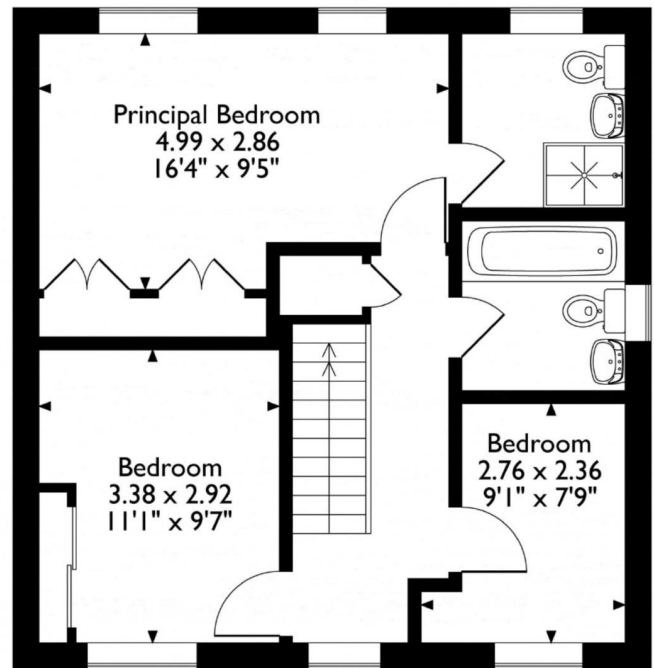
Beyond the lounge lies the heart of the home, the spacious kitchen diner. Here, the garage conversion has also expanded the living area, creating an open and inviting space for family gatherings and culinary adventures.

With modern appliances and ample storage, this kitchen diner is sure to inspire creativity.

## Approximate Gross Internal Area 100 Sq M/1077 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.

Ascend the stairs to the first floor, where Comfort awaits in the well-appointed bedrooms.

An ensuite bathroom provides added luxury and convenience, while the remaining bedrooms and family bathroom ensure comfort and practicality for the whole family.

The generously sized principal bedroom impresses with its abundance of space and natural light, offering a peaceful retreat.



# STEP OUTSIDE



Step outside Bailey Crescent and discover convenience and charm at every turn. To the front, you're greeted by three off-street parking spaces, ensuring ample room for vehicles. A side gate offers convenient access to the rear of the property.

Venture into the rear garden to find a haven of tranquillity and relaxation. Designed for low maintenance living, the split-level garden features an artificial lawn, providing lush greenery all year round without the hassle of upkeep. A small decking area offers the perfect spot for outdoor dining, entertaining, or simply basking in the sun.

#### AGENTS NOTE:

The seller of this property is related to a member of the Archer & Co Team.

There is an annual charge of approx. £100.00 for communal maintenance.

#### INFORMATION

Postcode: NP18 2BL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B







## 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 third exit at the next roundabout onto Bailey Crescent, Continue up and the property will be located on your right hand side Number 4.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(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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