



LANGSTONE

Offers over **£300,000**



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To book a viewing call 01633 449884

20 PARK END

Langstone, Newport NP18 2NB



Traditional features
Great location
Close to M4

Discover this charming three-bedroom semi-detached home, built in the 1900s, located in the increasingly popular area of Langstone. This property beautifully retains traditional features, offering spacious living areas and three well-appointed bedrooms.

The generous rear garden is perfect for outdoor entertaining and family activities, complete with a garden office ideal for remote work or hobbies. Additional highlights include off-road parking and a detached garage, providing ample storage and convenience.

Situated within close proximity to excellent primary and secondary schools, this home is perfect for families. Commuters will appreciate the easy access to the M4 Corridor, ensuring convenient travel. Enjoy the nearby Newport Spytty retail and leisure park, offering a variety of shopping and entertainment options. For golf enthusiasts and those seeking luxury, the world-famous Celtic Manor Resort is just a stone's throw away, offering world-class amenities and leisure activities.



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KEY FEATURES

- Semi-detached
- Generous rear garden
- Three bedrooms
- Driveway
- Garden office
- Detached garage



STEP INSIDE



This delightful property not only offers a blend of historic charm and modern convenience but is also ideally located for a vibrant lifestyle. Don't miss this opportunity to own a characterful home in the thriving Langstone community, perfectly positioned to enjoy the best of what the area has to offer.

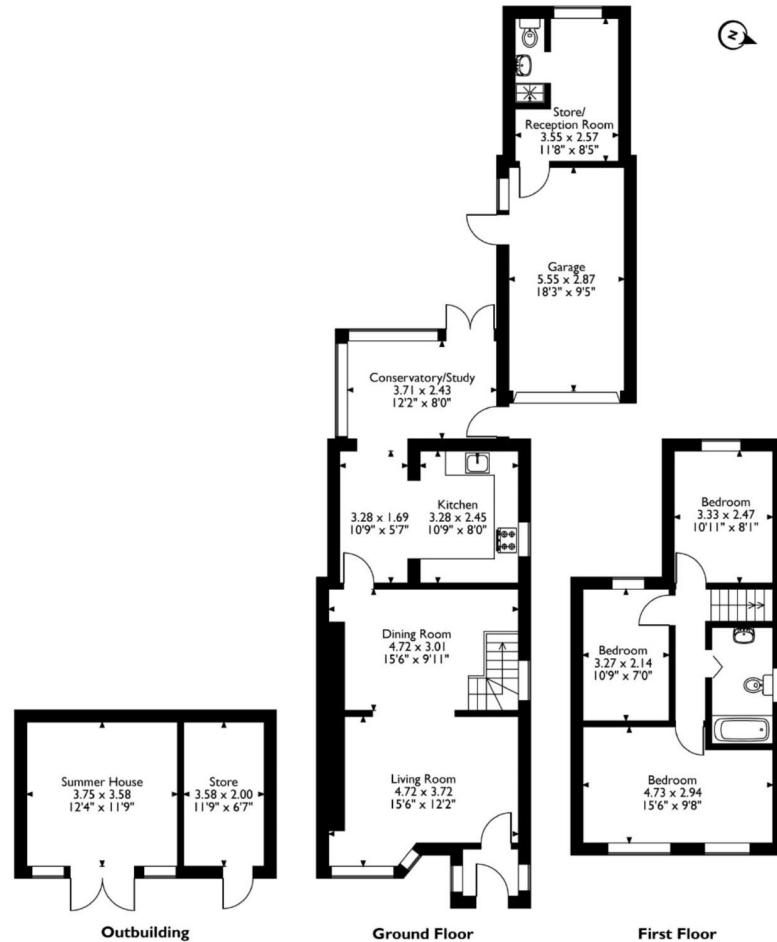
As you enter Park End, you are immediately welcomed by a generous lounge that exudes warmth and character. The traditional feature fireplace serves as the focal point of this inviting space, creating a cosy atmosphere perfect for relaxing evenings. The lounge seamlessly flows into the open-plan dining room, which also boasts its own charming feature fireplace. This connected living space offers an ideal setting for both family gatherings and entertaining guests.

From the dining room, you have easy access to the first floor as well as the kitchen. The kitchen is well-designed, providing ample space for meal preparation and storage. It leads into a spacious lean-to, a versatile area that can be utilized as a casual dining space, sunroom, or additional seating area.

The lean-to opens up to the generous rear garden, allowing for an effortless transition between indoor and outdoor living.

This garden space is perfect for al fresco dining, gardening, or simply enjoying the outdoors.

Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Outbuilding/Garage = 46 Sq M/495 Sq Ft
 Total = 142 Sq M/1528 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.

On the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The principal bedroom is particularly spacious, with plenty of room for a king-size bed and additional furniture.

The other two bedrooms are equally inviting, with ample natural light and space for personal touches.

The family bathroom on this floor is well-appointed, It provides a serene space to unwind with a relaxing bath or to start the day with a refreshing shower.

Park End combines traditional charm with functional living spaces, making it an ideal home for families. The thoughtful layout and characterful features, along with the convenient location, ensure that this property offers both comfort and practicality.

AGENTS NOTE: There is granted planning permission for 'Two storey side extension, single storey rear extension and garage conversion with a new roof' planning ref: 22/1096

STEP OUTSIDE



To the front of Park End, you'll find a low-maintenance driveway, offering ample off-road parking and convenient side access to the detached garage and rear garden.

The rear garden is exceptionally long and generous, providing a perfect outdoor haven. A standout feature is the garden office located at the bottom, ideal for remote work or creative projects. You also have access to the detached garage, which has been thoughtfully modified to include an additional multipurpose room and a shower room, adding flexibility and functionality to the space.

This garden is a true sun trap, making it an ideal setting for family activities or social gatherings. Whether you're hosting a summer barbecue, enjoying a sunny afternoon, or simply relaxing in the serene environment, this garden caters to all your outdoor needs. Park End's exterior perfectly complements the charm and practicality of the interior, offering a delightful outdoor living experience.

INFORMATION

Postcode: NP18 2NB

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Head South East on the Coldra Roundabout, exit the roundabout onto the A48, at the next roundabout, take the second exit onto Chepstow Rd/A48, continue for 0.7 miles then turn left onto Park End, The property will be located on the left just before you come to the end of the street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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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