



NEWPORT

Offers over **£300,000**



10 PICKLE LINE ROAD

Newport NP19 4DL



South facing rear garden
Principal ensuite
Popular development

Nestled within the sought-after Glan Llyn development, Pickle Line Road presents a delightful three-bedroom detached property, perfect for families seeking both comfort and convenience.

Embracing the essence of modern family living, this home enjoys proximity to a primary school, as well as the added allure of lakes, parks, and play areas within the development. With close access to Spytty retail and leisure park, the prestigious Celtic Manor Resort, and the M4 corridor, residents can effortlessly balance work and leisure. Experience the epitome of suburban charm and urban accessibility in this vibrant community.



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KEY FEATURES

- Detached
- Three bedrooms
- Utility room
- Downstairs WC
- Close to M4
- Single garage



STEP INSIDE



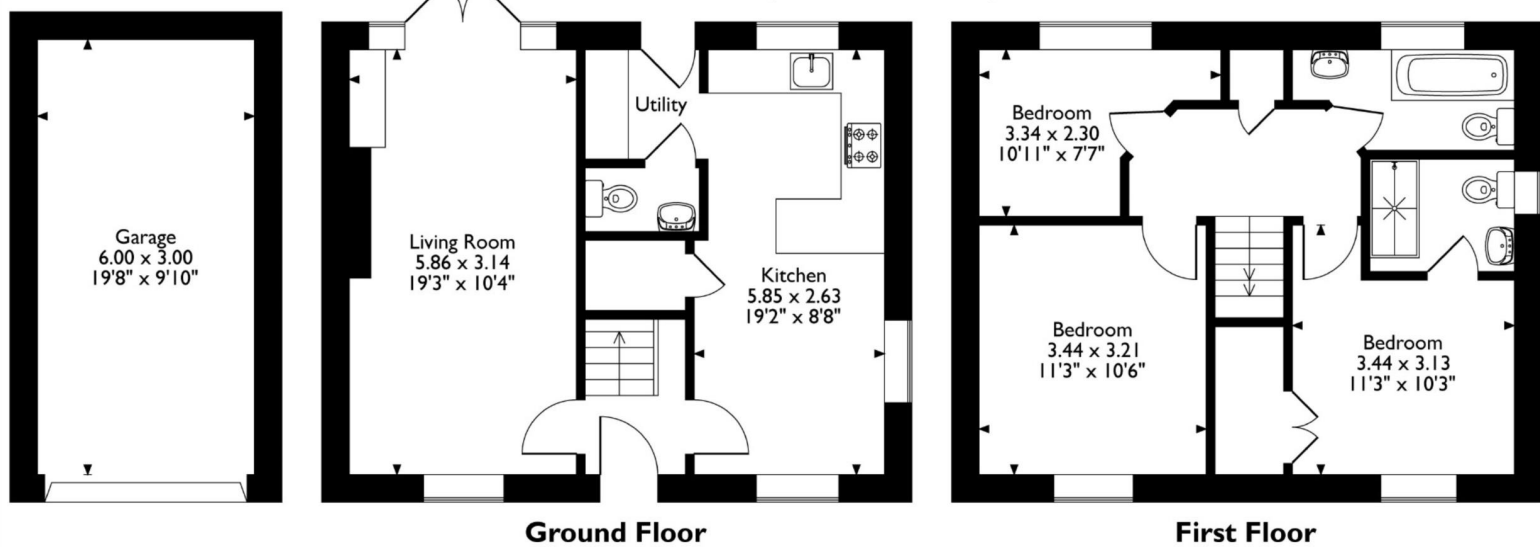
Step inside Pickle Line Road and be greeted by a welcoming entrance hall, to your left, discover the spacious lounge, bathed in natural light and offering ample space for relaxation and entertaining.

French doors lead seamlessly to the rear garden, inviting the outdoors in.

To the right of the entrance hall discover the kitchen diner, a hub of culinary creativity and family gatherings.

Featuring a breakfast bar and fitted units, this space is as practical as it is stylish.

Approximate Gross Internal Area
 Main House = 86 Sq M/926 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 104 Sq M/1120 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.

Adjacent, the utility room provides additional convenience, with access to the downstairs WC and a door leading to the rear garden, perfect for outdoor activities and al fresco dining.

Two additional bedrooms offer versatile accommodation options, while a family bathroom caters to the needs of the household.

Ascend the stairs to the first floor, where three bedrooms await. The principal bedroom boasts a sense of luxury with its ensuite bathroom, providing a private retreat for relaxation.

STEP OUTSIDE



Step outside Pickle Line Road and discover a charming frontage designed for both practicality and aesthetic appeal. A low-maintenance front welcomes you, featuring a neatly manicured lawn to one side and a driveway with space for two cars, providing convenient off-road parking. Access into the garage adds further convenience, while a side gate offers easy entry to the rear garden.

Step into the generous south-facing rear garden, a haven of tranquillity and relaxation. Designed for low maintenance, this outdoor space boasts a patio area leading to an inviting artificial lawn, perfect for outdoor gatherings and leisure activities. Built-up flower beds add a touch of natural beauty, completing the picture of suburban serenity at Pickle Line Road.

INFORMATION

Postcode: NP19 4DL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Take the first exit into the development off the Mechanical Clock roundabout onto Baldwin Drive, at the next round about go straight over and take the first left onto Cold Mill Road, then the second right onto Tandem Mill road, then a left onto Pickle Line Road, and left again to continue on Pickle Line Road and the property is on the left hand side Number 10.



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