



CATSASH

Offers over **£475,000**



ARCHER & CO

GARTHSIDE

Catsash, Newport, NP18 1JQ



Delightful semi-rural bungalow
0.41 of an acre
Great potential

Welcome to Garthside, a delightful semi-rural bungalow located in the increasingly popular area of Langstone. This charming property, situated on a spacious 0.41-acre plot, offers a peaceful retreat while remaining conveniently close to essential amenities. Featuring two to three flexible bedrooms, Garthside provides a versatile living space perfect for a range of buyers, whether you're looking for a family home, a downsizing opportunity, or a tranquil getaway.

One of Garthside's standout features is its prime location. The property is just a short drive from Newport Spytty Retail and Leisure Park, offering a wide range of shopping, dining, and entertainment options. Additionally, the world-famous Celtic Manor Resort, renowned for its luxury accommodations and golf courses, is within easy reach. For those who commute, the M4 Corridor is nearby, providing excellent connectivity to major cities, making Garthside an ideal base for both work and leisure.

The property is also being sold with no onward chain, ensuring a smooth and hassle-free purchasing process. Don't miss the opportunity to secure this charming bungalow in a sought-after location, offering both tranquility and convenience. Garthside is ready to welcome its new owners.

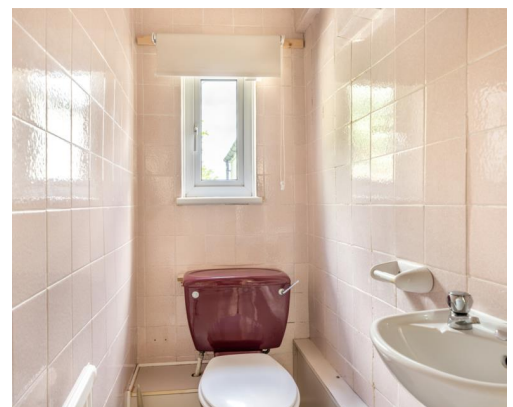


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KEY FEATURES

- No onward chain
- Two/Three double bedrooms
- Generous Living area with log burner
- Amazing views
- Great plot size
- Detached garage



STEP INSIDE

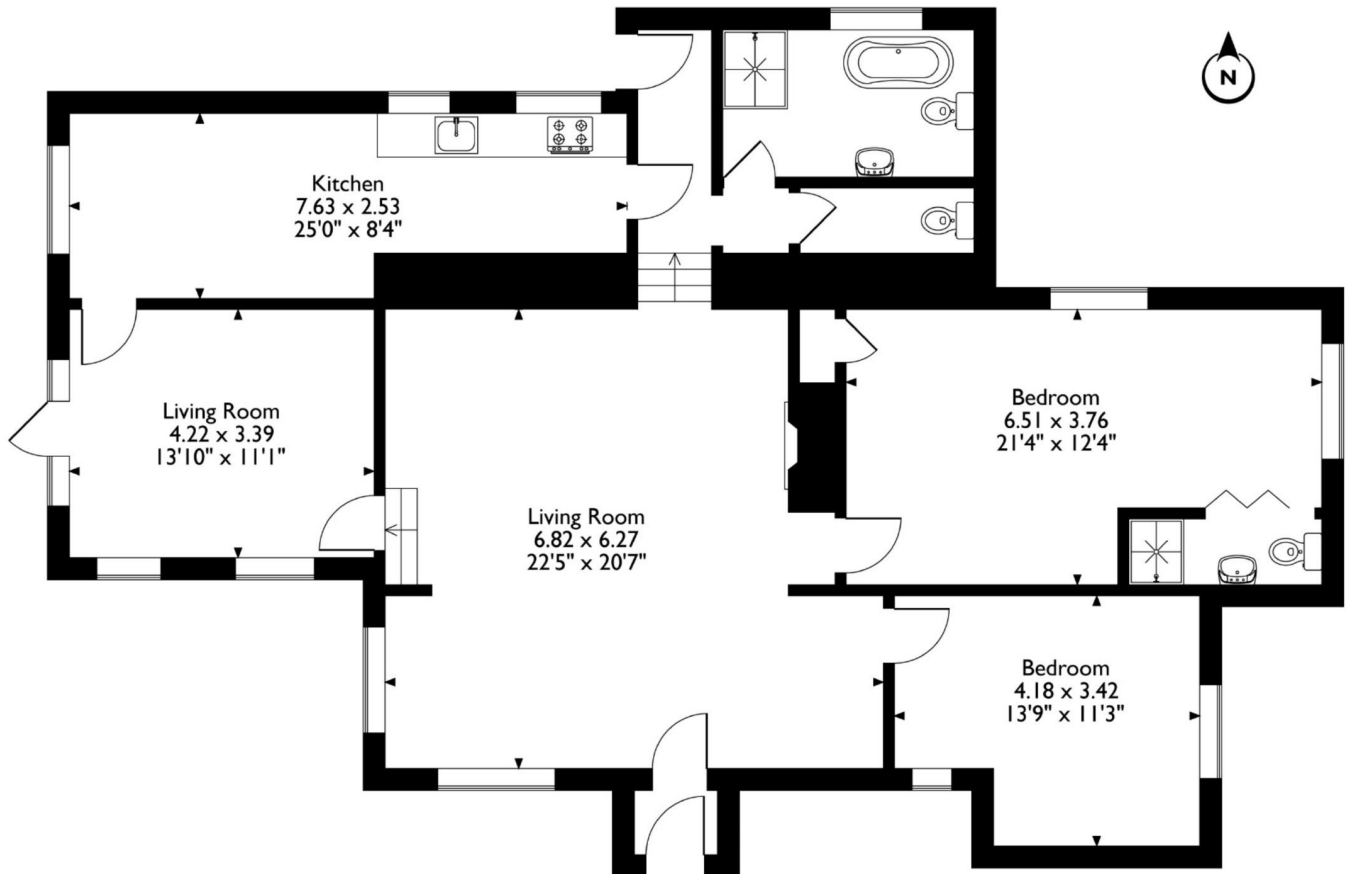


As you step into Garthside through the welcoming front entrance, you're immediately greeted by an expansive lounge that serves as the heart of this charming bungalow. The lounge is a warm and inviting space, featuring a cozy log burner that promises comfort during colder months. One of the lounge's standout features is the large bay window, which offers picturesque views of the surrounding area, flooding the room with natural light.

The lounge provides access to multiple rooms within the bungalow, making it a central hub for the property.

To one side, you have access to two well-proportioned bedrooms. The principal bedroom is particularly impressive, offering generous space and benefiting from a private ensuite bathroom, adding a touch of luxury to everyday living. The third room offers flexibility and can either be used as a comfortable third bedroom or transformed into a dining room, depending on your needs.

Approximate Gross Internal Area 134 Sq M/1442 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 to the lounge is the kitchen diner, which is both practical and spacious, providing ample room for cooking and dining.

This space is perfect for family meals or entertaining guests, with enough room to accommodate a dining table and chairs comfortably. The kitchen itself is well-appointed and in good condition, with the potential for further personalization to suit your tastes.

Further enhancing the practicality of Garthside is a separate bathroom, featuring a convenient layout, and a separate WC that offers additional convenience for family and guests.

Overall, the property is well-maintained and in good condition, yet still holds excellent potential for customisation or expansion, allowing you to create your perfect home in this desirable bungalow. Garthside is a property that combines comfort, flexibility, and potential, offering a versatile living space that can adapt to your needs.

STEP OUTSIDE



Stepping outside Garthside, you'll find yourself on an impressive 0.41-acre plot that showcases the property's beautifully maintained garden. This expansive outdoor space is a true highlight, offering lush lawns, well-tended flower beds, and mature trees that create a peaceful, private retreat. The garden provides plenty of space for outdoor activities, gardening, or simply enjoying the tranquility of the surroundings.

One of the standout features of Garthside is the amazing views it offers over the rolling countryside and the Bristol Channel, providing a stunning backdrop for everyday living.

The property also benefits from practical additions, including a garage and attached outbuildings. These provide excellent storage solutions and potential for workshop space, adding to the property's versatility and appeal.

INFORMATION

Postcode: NP18 1JQ

Tenure: Freehold

Tax Band: E

Heating: Gas LPG

Drainage: Private

EPC: E





DIRECTIONS

Head south-east on Coldra Roundabout towards Ringland Way/Southern Distributor Road/A48, exit the roundabout onto Chepstow Road/ A48, then at the next roundabout, take the second exit onto Chepstow Road/A48, in 0.4 miles turn left onto Catsash Road, continue for 0.6 miles then turn right onto Old Roman Road, follow the road and property will be located on the left, you will see our sign.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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