



LANGSTONE

Offers over **£425,000**



ASHLEY HOUSE

Tregam Road, Langstone, Newport NP18 2JS



Charming 3 bed detached property
Sought after area
Convenient for M4 corridor

Welcome to Ashley House, a delightful three-bedroom detached property situated in the highly sought-after area of Langstone. Perfect for families, this home combines spacious living with modern convenience. The property features a welcoming living area, a contemporary kitchen, and three generously sized bedrooms, offering ample space for family life.

Ashley House is ideally located for families, with excellent local schools just a short distance away, ensuring a convenient commute for the school run. The property also benefits from its proximity to the M4 corridor, providing excellent transport links for commuting to nearby cities and beyond.

In addition, Ashley House is just a stone's throw from Newport Spytty Retail and Leisure Park, where you'll find a wide array of shops, dining options, and entertainment facilities. The world-famous Celtic Manor Resort is also nearby, offering luxury amenities, golf courses, and spa services.

With its prime location, family-friendly features, and easy access to both local amenities and major transport routes, Ashley House presents a fantastic opportunity to enjoy a comfortable and well-connected lifestyle.



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KEY FEATURES

- No chain
- Great location
- Three double bedrooms
- Principle ensuite & generous size bathroom
- Separate dining room
- Utility room, conservatory, study



STEP INSIDE



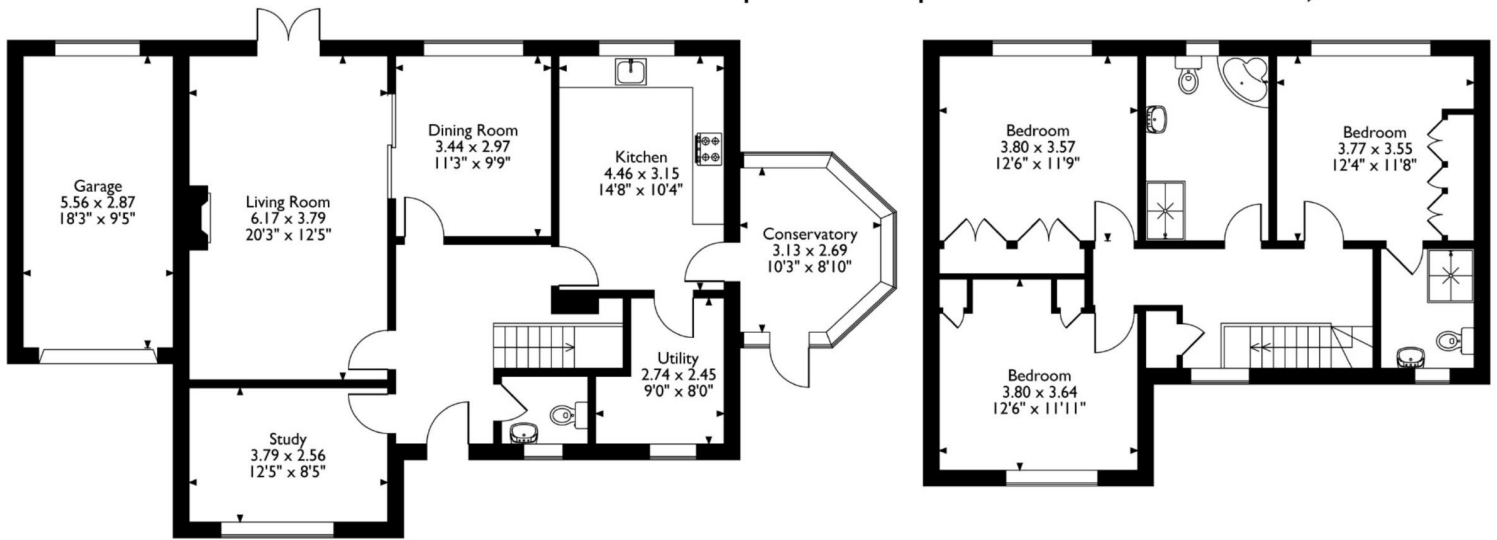
Step inside Ashley House and be welcomed by a spacious and inviting hallway that sets the tone for the rest of this charming family home. The hallway provides immediate access to various key areas of the property, including a well-appointed study, perfect for working from home or personal projects.

To the left, you'll find a generously sized living room, offering a comfortable and stylish space for relaxation. Here, sliding doors lead seamlessly into the elegant dining room, creating an open-plan feel that's ideal for entertaining and family gatherings. From the living room, you also have access to the rear garden, which is perfect for enjoying outdoor activities and al fresco dining.

The kitchen is a standout feature of the home, designed with functionality in mind. It boasts ample storage cupboards, a breakfast bar for casual dining, and easy access to both the utility room and a charming conservatory, which enhances the living space with additional natural light and views of the garden.

A convenient WC is located on the ground floor, along with a staircase leading to the first floor.

Approximate Gross Internal Area
 Main House = 157 Sq M/1690 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 173 Sq M/1862 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.

Upstairs, you'll discover three spacious double bedrooms, each designed with comfort and relaxation in mind. The principle bedroom benefits from its own ensuite bathroom, providing a private retreat. Additionally, a generous four-piece family bathroom serves the other bedrooms, offering ample space for the entire family.

Ashley House combines practicality with elegance, offering a well-designed layout that caters to modern family life while providing numerous spaces for relaxation and entertainment.

STEP OUTSIDE



Step outside Ashley House to discover a wonderfully and private outdoor space. At the front, you'll find a spacious driveway with ample parking for multiple cars, and direct access to the garage, providing convenience and security.

Situated on an end plot of Tregarn Road, the property benefits from a full wrap-around garden, ensuring abundant outdoor space and privacy. The garden features lush lawns and several suntrap spots, perfect for enjoying sunny days and relaxing in a tranquil setting.

The outdoor area is ideal for al fresco dining, family gatherings, or simply unwinding. With its well-maintained grounds and private surroundings, the garden offers a serene escape for both relaxation and entertainment. Whether you're hosting a barbecue or spending quiet time with loved ones, this garden is a delightful extension of Ashley House.

INFORMATION

Postcode: NP18 2JS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C



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 to continue on Chepstow Road/A48, continue for 1.2 miles, turn left onto Tregarn Road and Ashley House is the first property located on the right hand side, 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	70	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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