



LLANDEVAUD

Offers over **£650,000**



AVALON

Llandeud, Newport NP18 2AD



Off road parking/single garage
Ideal family home
Great location

Avalon is a charming and spacious five-bedroom detached family home, nestled in the peaceful hamlet of Llandeud. Offering an ideal blend of rural tranquillity and modern living, this beautifully designed property provides the perfect sanctuary for families seeking space and comfort, while still being within easy reach of essential amenities.

The home boasts a modern kitchen and spacious dining area, ideal for family gatherings and entertaining. The contemporary kitchen is fitted with high-quality appliances and features sleek countertops, making it the heart of the home. The property includes five well-proportioned bedrooms, offering plenty of space for a growing family. Two of these are master suites, providing a touch of luxury with their private ensuites, perfect for both parents and visiting guests.

The outdoor space at Avalon is equally impressive, with a private, well-maintained garden that's ideal for children to play or for hosting summer barbecues. The property also benefits from ample parking for multiple vehicles, ensuring convenience for the whole family.

Avalon is ideally located for families, with access to excellent local schools, ensuring quality education options for children of all ages. Additionally, the property offers convenient access to the M4 corridor, making commuting to nearby cities like Newport, Cardiff, and Bristol straightforward and efficient.

With its blend of countryside charm, modern interiors, and easy access to amenities and transport links, Avalon provides the perfect countryside retreat for those seeking a peaceful yet connected family lifestyle in a picturesque setting.



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KEY FEATURES

- Five Bedrooms
- Four bathrooms
- Generous Family lounge
- Utility room
- Modern kitchen
- Great Views



STEP INSIDE



As you step through the front door of Avalon, you are welcomed by a spacious entrance hall, setting the tone for the light and airy feel throughout the home.

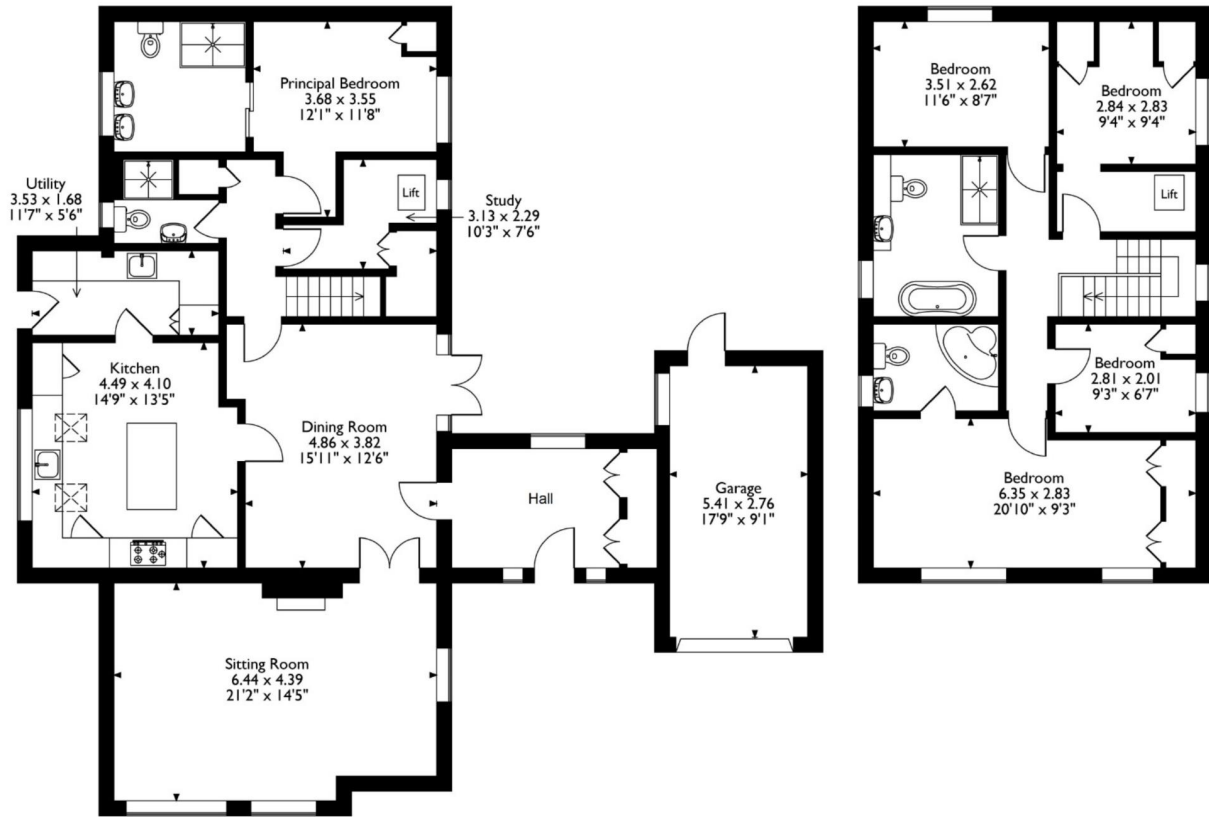
From the hall, you enter directly into the heart of the house - the generous dining room. This central hub is perfect for family meals and entertaining, offering a warm and inviting space to gather.

From here, you have access to the large family lounge, which is filled with natural light and offers ample space for relaxation. The lounge also features a log burner perfect for the winter months.

Adjacent to the dining room, you'll find the modern kitchen, beautifully designed with sleek granite worktops and top-of-the-line appliances, ideal for culinary enthusiasts. The kitchen also provides access to the practical utility room, offering extra storage and functionality.

From the rear hall, you can access a range of versatile ground-floor spaces, including a downstairs shower room for convenience.

Approximate Gross Internal Area
 Main House = 190 Sq M/2045 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 205 Sq M/2206 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.

The ground floor also features a spacious double bedroom with a hidden gem - a large, secret ensuite bathroom with Toto WC, walk in shower and shower over hand basin for hair washing that adds an element of surprise and luxury to the space.

A small study is also located on this level, ideal for those working from home or needing a quiet space. From the study, there is a lift providing access to the first floor for added convenience.

Upstairs, the first floor opens up to four well-proportioned bedrooms and a modern family bathroom with shower. The standout room on this level is the impressive principal bedroom, which boasts its own ensuite bathroom, offering privacy and comfort.

Avalon's thoughtful layout makes it an ideal family home, blending practical living spaces with a sense of luxury and comfort throughout.

STEP OUTSIDE



Outside Avalon, you are greeted by a large sweeping driveway with ample space for multiple cars, leading to an attached garage for additional parking or storage. The front garden features a lush lawn, creating a welcoming, green setting that complements the peaceful countryside surroundings.

The property offers full wrap-around access to the rear garden, where you'll discover a beautifully designed split-level outdoor space to the rear. A patio area provides the perfect spot for outdoor dining or entertaining, while the well-maintained lawn is ideal for children to play or for enjoying quiet afternoons. The garden also includes a generous storage shed, offering practical space for tools or equipment.

From the rear garden, you'll enjoy stunning, uninterrupted views of the surrounding countryside, making it the perfect retreat for relaxation and outdoor living. Avalon's outdoor space truly enhances the home's appeal, offering privacy, beauty, and functionality.

INFORMATION

Postcode: NP18 2AD

Tenure: Freehold

Tax Band: H

Heating: Gas (electric underfloor in kitchen)

Drainage: Mains

EPC: D





DIRECTIONS

East bound on the A48 (Chepstow Road) off the Coldra roundabout, continue for 2.5 miles past Britannia motor company on the left, take the next right into Llandevaud, follow the road for 0.5 miles the property is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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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