



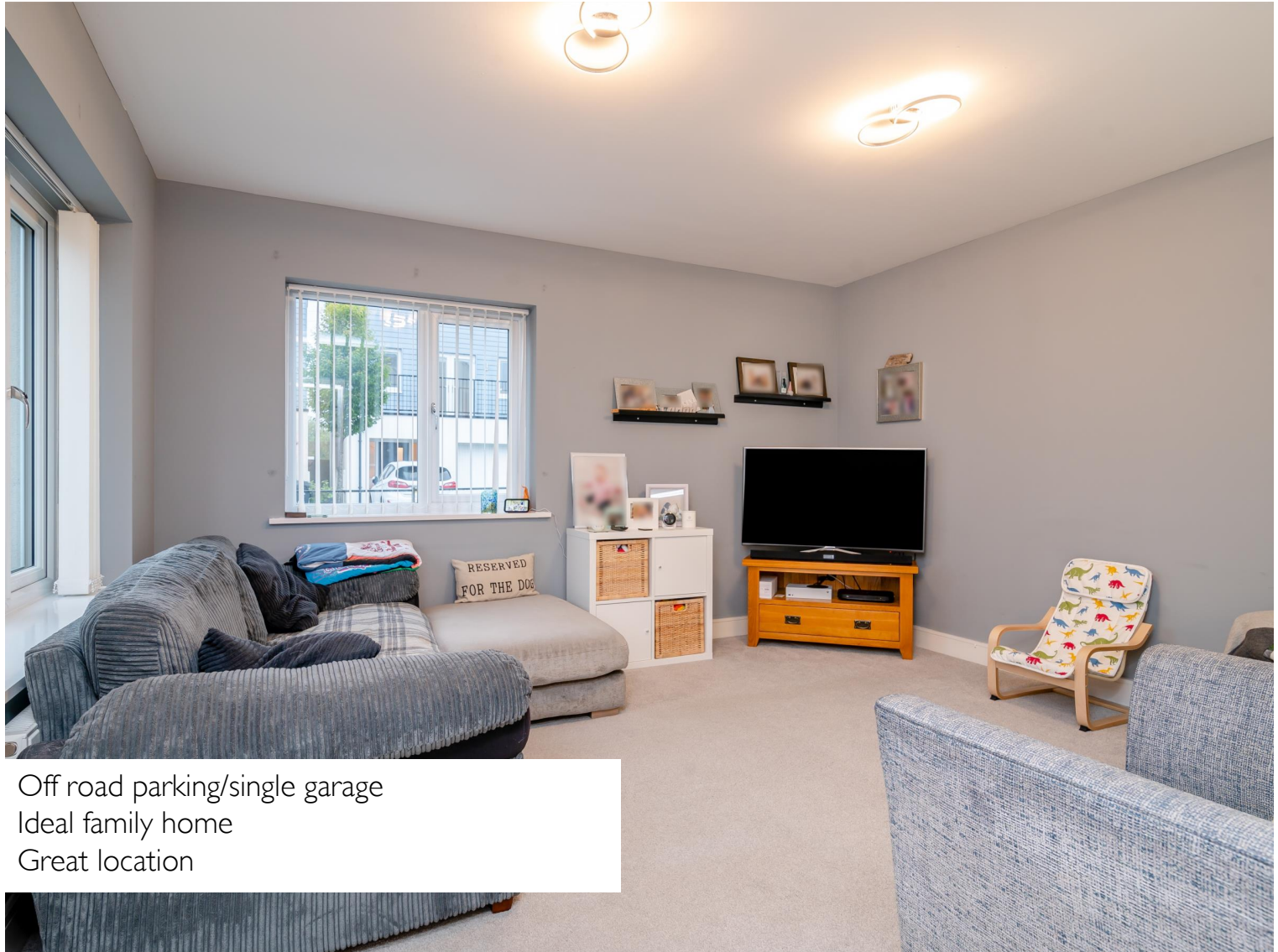
GLAN LLYN, NEWPORT

Guide price **£350,000**



1 MELINGRIFFITH CLOSE

Glan Llyn, Newport, NP19 4BT



Off road parking/single garage
Ideal family home
Great location

Welcome to Melingriffith Close, a spacious and beautifully presented four-bedroom detached family home, located in the increasingly popular Glan Llyn development. This modern property offers a bright and airy living space, featuring a large open-plan kitchen/diner ideal for family gatherings, a separate dual aspect lounge for relaxation, and a master bedroom complete with en-suite. With three additional generously sized bedrooms, a stylish family bathroom, and a well-maintained landscaped garden, this home is perfectly designed for comfortable family living.

Glan Llyn boasts a lovely community atmosphere with lakes, parks, and play areas on-site, along with a local school, making it an ideal location for families. Conveniently located near Newport Spytt Retail and Leisure Park, you'll have easy access to a variety of shops, restaurants, and entertainment options. Additionally, the proximity to the M4 corridor makes commuting to Cardiff, Bristol, and beyond straightforward, combining both comfort and convenience in this thriving area.



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KEY FEATURES

- Four Bedrooms
- Two bathrooms
- Open plan kitchen diner
- Utility room
- Study/Playroom
- Potentially no chain



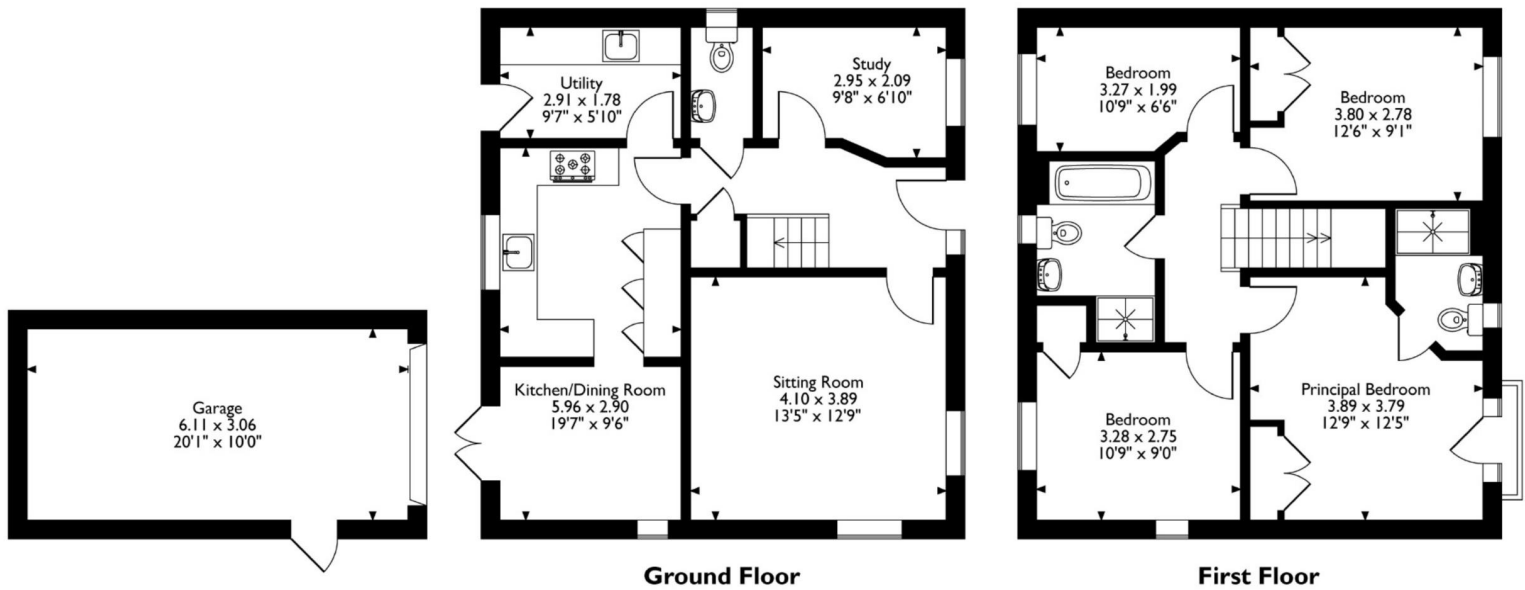
STEP INSIDE



As you step through the front door of Melingriffith Close, you are greeted by a welcoming entrance hall that sets the tone for this charming family home. To your left, you'll find a cosy and inviting dual aspect family lounge, perfect for relaxing or entertaining guests. On the right, a versatile space awaits, currently set up as a study, but could also be a playroom, ideal for home working or a children's area. A convenient downstairs WC is also located off the hallway.

Continuing straight ahead, you'll enter the heart of the home the spacious kitchen/diner. The modern kitchen is fitted with integrated appliances, making meal preparation a breeze, while the dining area offers plenty of space for family meals or social gatherings. French doors lead out to the rear garden, creating a seamless flow between indoor and outdoor living, perfect for summer barbecues or enjoying your morning coffee. Just off the kitchen, you'll find a separate utility room, providing extra storage and a dedicated space for laundry.

Approximate Gross Internal Area
 Main House = 112 Sq M/1206 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 131 Sq M/1411 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.

Heading upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom is a peaceful retreat, complete with its own en-suite shower room for added privacy and comfort.

The remaining three bedrooms are spacious and versatile, perfect for children, guests, or even a home office.

A modern family bathroom with a bathtub and separate shower completes the first floor, offering functionality and style for everyday family living.

STEP OUTSIDE



To the front of Melingriffith Close, you'll find a low-maintenance area with a private driveway providing space for two cars, alongside access to a detached garage. A side gate leads conveniently to the rear garden, ensuring easy access.

The rear garden is designed with low maintenance in mind, offering a great balance of functional outdoor space and style. A patio area is perfect for outdoor dining or relaxing, while the lawn provides a touch of greenery for children or pets to enjoy. Toward the back of the garden, you'll discover a lovely decking area, ideal for entertaining or unwinding with friends and family during warmer months. This outdoor space is ready to be enjoyed year-round.

INFORMATION

Postcode: NP19 4BT

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B



DIRECTIONS

East bound On the A4810, off the Mechanical Clock roundabout access the Glan Llyn development onto Baldwin Drive, and take the first left onto Spencer way, follow the road down and around the left bend and the property is located to the left, on the corner of Melingriffith Close.



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