



LANGSTONE

Offers over **£400,000**





# 13 THE NURSERIES

Langstone, Newport, Newport NP18 2NT



Double garage  
Ideal family home  
Great location

This impressive four-bedroom detached property, located in the sought-after development of The Nurseries, Langstone, is an ideal family home offering both space and comfort. The property boasts a bright and welcoming living area, perfect for family gatherings, alongside a modern kitchen and separate dining room. The principal bedroom includes a stylish en-suite, while three further well proportioned bedrooms provide flexibility for a growing family or home office space.

Outside, the property benefits from driveway parking and a double garage, ensuring ample storage and convenience. Positioned just moments from the M4 corridor, the home offers excellent transport links for commuting to Cardiff, Bristol, and beyond. Additionally, it is conveniently located close to Newport's Spytt Retail and Leisure Park, offering a range of shopping and entertainment options. For leisure, the world-renowned Celtic Manor Resort is just a short drive away, offering luxury golf, spa, and dining experiences. This home is truly ready for its next family to enjoy.





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### KEY FEATURES

- Four Bedrooms
- Two bathrooms
- Generous Family lounge
- Utility room
- Modern kitchen
- Orangery





# STEP INSIDE



As you step into the entrance hall of this beautifully presented home in The Nurseries, you'll immediately appreciate the sense of space and flow it offers.

To your left, you'll find the bright and spacious family lounge, a perfect retreat for relaxation.

On the right, there's a versatile room currently used as a study, ideal for those working from home or needing extra space for the family.

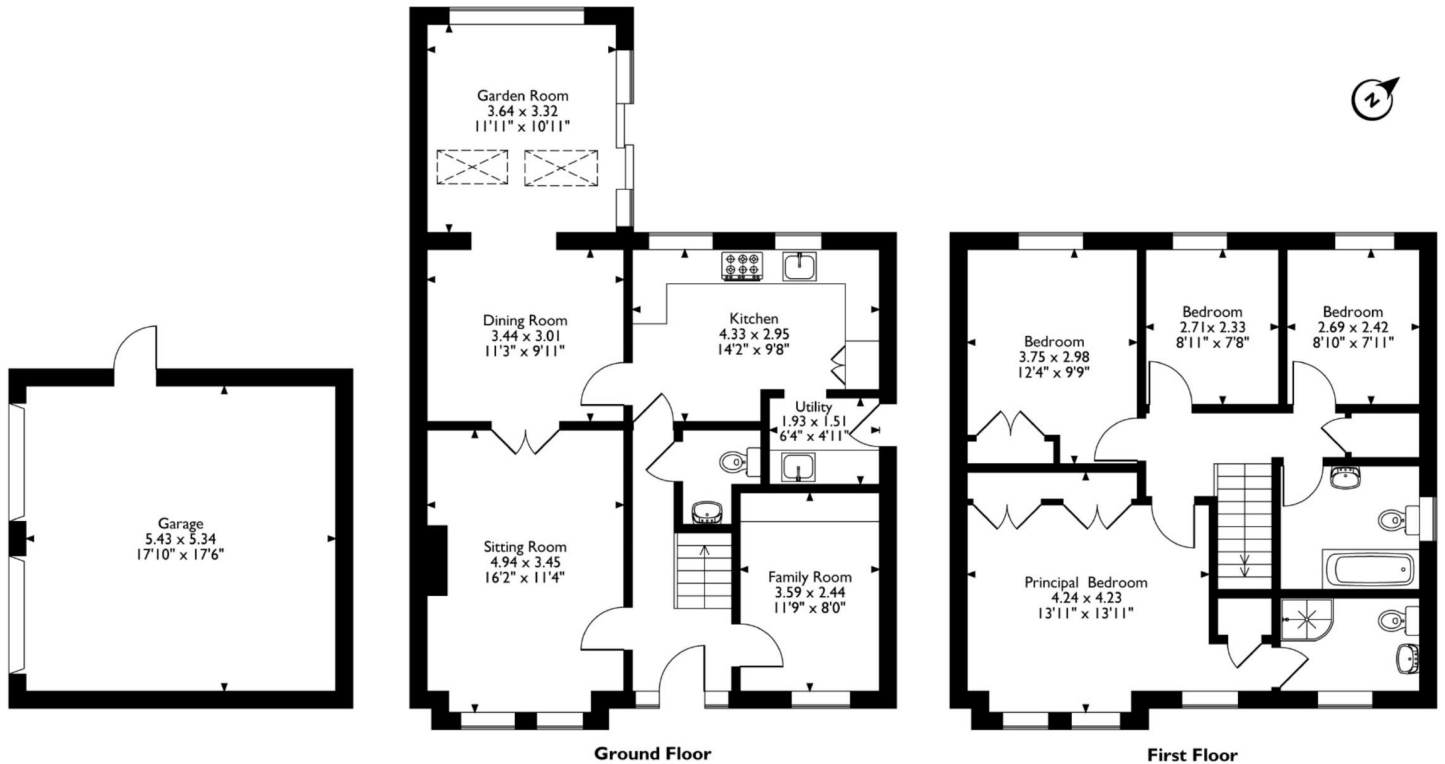
Straight ahead, the modernised kitchen, updated by the current owners, becomes the heart of the home. This stylish kitchen boasts plenty of storage and leads to a separate utility room for added convenience.

From the kitchen, you can access the formal dining room, perfect for hosting dinners and family gatherings.

The dining room opens seamlessly into the orangery, a stunning addition to the ground floor that floods the space with natural light, creating a perfect spot for relaxing or entertaining. The orangery's large windows offer views over the garden, making it a peaceful retreat year-round. For added convenience and flow, you can also enter the family lounge from the dining room, providing full wrap-around access to the ground floor living areas.

Back in the entrance hall, you'll also find a downstairs WC and the staircase leading to the first floor.

Approximate Gross Internal Area  
 Main House = 137 Sq M/1474 Sq Ft  
 Garage = 29 Sq M/312 Sq Ft  
 Total = 166 Sq M/1786 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.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom is a highlight, offering a sense of luxury with its own modern en-suite bathroom.

This thoughtfully designed layout provides the perfect balance of open-plan living and private spaces, making this home ideal for modern family life.

The remaining three bedrooms share access to the family bathroom, which is spacious and well-appointed.



# STEP OUTSIDE



To the front of the property, you're greeted by a lush, well-maintained lawn and a driveway that comfortably accommodates two cars, along with access to the double garage. A side gate provides convenient access to the rear garden.

At the rear, you'll find a private and tranquil garden, ideal for both relaxation and entertaining. The garden features a patio area perfect for al-fresco dining and summer barbecues, while the well-kept lawn offers plenty of space for outdoor activities. Thoughtfully landscaped, the garden includes sun-trap spots where you can unwind and enjoy the peaceful surroundings. This delightful outdoor space complements the home beautifully, offering an ideal retreat for family life or entertaining guests.

## INFORMATION

Postcode: NP18 2NT  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

East bound on the (A48) Chepstow Road of the Coldra round about, take the second exit on the next round about passed the Coldra court hotel, and take the sixth exit onto Old Chepstow Road, then take the second right onto The Nurseries, follow the road down to the T junction turn left and the property will be located on the left.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		72	83

England & Wales EU Directive 2002/91/EC

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