



NEWPORT

Offers over **£350,000**



43 PICKLE LINE ROAD

Newport, NP19 4DL



Low maintenance rear garden
Office/additional reception room
Close to the M4 corridor

Located on the highly sought-after Glan Llyn development in Newport, this impressive four-bedroom detached property is an ideal family home, offered with no onward chain. The home boasts a spacious lounge, a modern kitchen and utility room, second reception/dining room and a downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal with an en-suite, plus a contemporary family bathroom.

Glan Llyn is a thriving community, featuring beautifully landscaped parks, serene lakes, and its own primary school, making it perfect for families. The development is conveniently located near excellent transport links, with easy access to the M4 corridor for commuting, as well as Spytty Retail and Leisure Park, which offers a wide range of shops, restaurants, and entertainment. This property combines modern living with convenience and community, making it the perfect place to call home.



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KEY FEATURES

- No onward chain
- Four bedrooms
- Utility room
- Downstairs WC
- Detached garage
- Principal ensuite



STEP INSIDE



Step inside this delightful home on Pickle Line Road, where a bright and inviting hallway welcomes you.

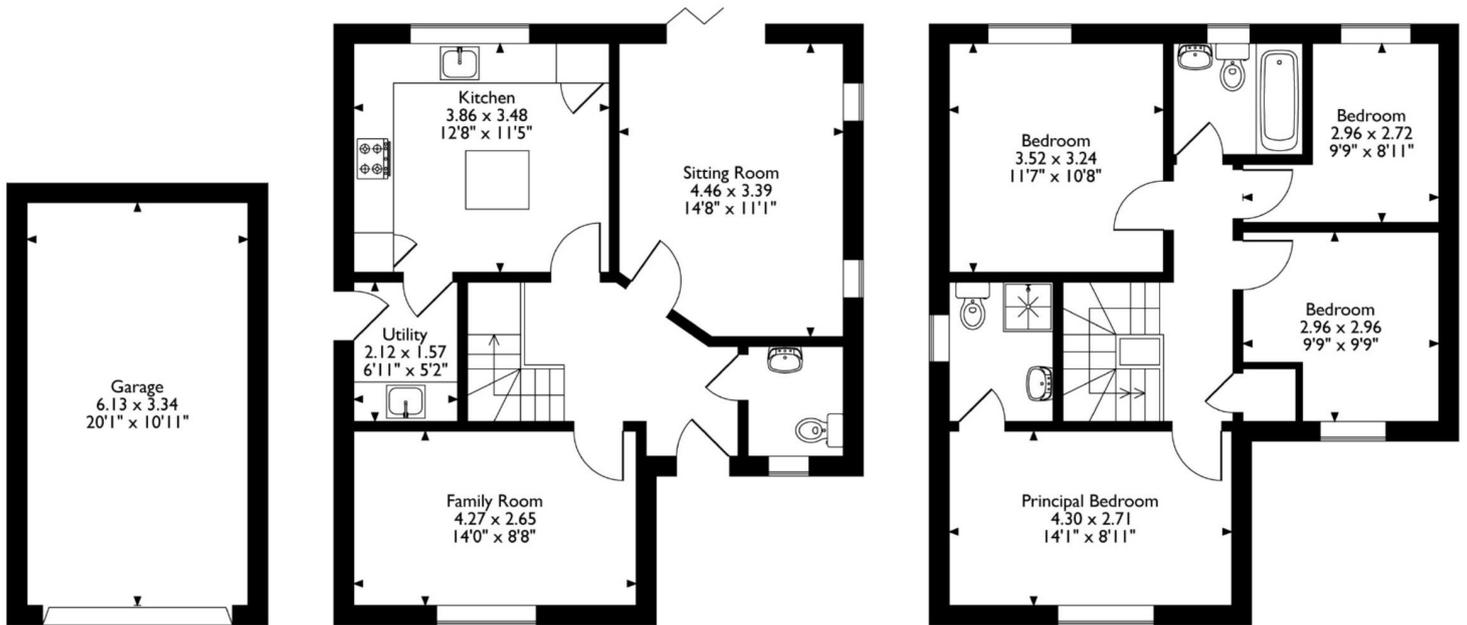
The ground floor offers versatile and spacious living areas, with access to a convenient downstairs cloakroom, a family lounge, a modern kitchen, and a second reception room.

The second reception room, currently used as a home office, provides the perfect space for a dining room or playroom, adapting effortlessly to your needs.

The family lounge is a standout feature, generously proportioned and filled with natural light from stunning bi-folding doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is stylish and functional, complete with a central island, integrated appliances, and ample storage. A door from the kitchen leads to the practical utility room, ideal for busy family life.

Approximate Gross Internal Area
 Main House = 112 Sq M/1206 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 132 Sq M/1421 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, the first-floor landing provides access to four well-proportioned bedrooms and a modern family bathroom.

With versatile spaces, modern finishes, and thoughtful design throughout, this home is perfectly suited for growing families or those seeking flexible living arrangements.

The principal bedroom is a true retreat, benefitting from its own en-suite for added comfort and convenience.

STEP OUTSIDE



Step outside this fantastic property to find a thoughtfully designed exterior, perfect for modern living.

To the front, there is a low-maintenance garden featuring a neat patio slab pathway leading to the front door, complemented by an artificial lawn for year-round greenery. The driveway provides convenient off-road parking for two vehicles and leads to the detached single garage, offering additional storage or parking. A side gate allows easy access to the rear garden.

The rear garden is impressively spacious for the development, offering a fantastic outdoor area for relaxation and entertainment. It features a mix of patio and artificial lawn, creating a low-maintenance yet stylish space. With plenty of suntrap spots, this garden is perfect for enjoying warm days and hosting family gatherings or barbecues. Whether you're looking for a space for the kids to play or a private retreat, this generous garden ticks every box.

INFORMATION

Postcode: NP19 4DL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Take the first exit into the development off the Mechanical Clock roundabout onto Baldwin Drive, at the next round about go straight over and take the first left onto Cold Mill Road, then the second right onto Tandem Mill Road, then a left onto Pickle Line Road, and then a right to continue on Pickle Line Road and the property is on the right hand side number 43.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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