



NEWPORT

Guide price **£280,000**



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18 LYNDHURST AVENUE

Newport, NP20 3GB



Ideal family home
Close to local shops and amenities
Close to the M4 Corridor

Located in a sought-after area of Newport, this charming three-bedroom semi-detached home on Lyndhurst Avenue dates back to the 1930s and has been beautifully renovated by its current owners. Combining period character with modern upgrades, this property is perfect for families or first-time buyers seeking a well-presented home in a prime location.

The spacious interior boasts a bright and airy living area, a stylishly updated kitchen, and well-proportioned bedrooms, offering comfortable living for a growing family. The generous rear garden provides the perfect outdoor space for relaxation and entertaining, while off-road parking adds further convenience.

Positioned just a stone's throw away from local parks, shops, and essential amenities, this home offers an enviable lifestyle with everything you need on your doorstep. Excellent transport links, including close proximity to the M4 corridor, make commuting to Cardiff, Bristol, and beyond a breeze.



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KEY FEATURES

- Semi-detached
- Three bedrooms
- Modern kitchen
- Generous rear garden
- Drive way & Single garage
- Utility space



STEP INSIDE



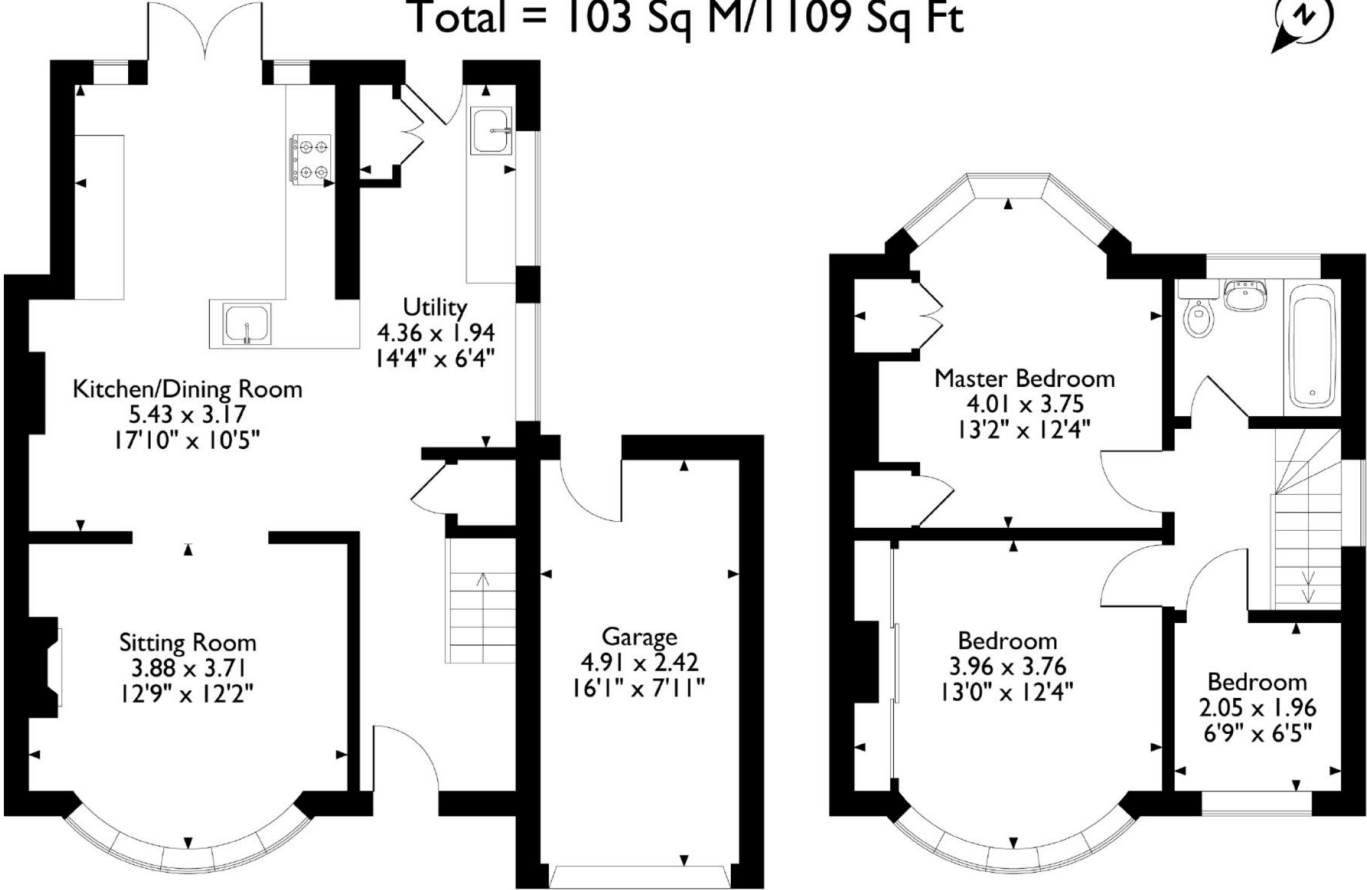
As you step through the front door of this beautifully home, you are welcomed into a spacious and inviting hallway, setting the tone for the stylish interiors beyond. The open-plan layout seamlessly connects the main living spaces, creating a perfect environment for modern family living.

The dining area flows effortlessly into a cleverly designed utility space, providing both practicality and style.

The open-plan design continues into the cosy yet spacious family lounge, where natural light floods in, making it the ideal space to unwind.

The modern kitchen is a true highlight, featuring sleek cabinetry, contemporary finishes, and bi-folding doors that open directly onto the rear garden - perfect for those who love indoor-outdoor living and entertaining.

Approximate Gross Internal Area
Main House = 91 Sq M/980 Sq Ft
Garage = 12 Sq M/129 Sq Ft
Total = 103 Sq M/1109 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.

Ascending to the first floor, you'll find three well-proportioned bedrooms, each offering comfort and versatility to suit your needs. The family bathroom is tastefully designed, providing a relaxing space to unwind at the end of the day.

This beautifully presented home effortlessly blends character with modern convenience, offering a warm and inviting space for its next owners. With its thoughtfully designed layout and prime location, it's a property that truly feels like home.

STEP OUTSIDE



To the front of the property, you'll find a low-maintenance garden, neatly presented to enhance the home's charming curb appeal. A private driveway provides off-road parking, leading to a single attached garage, offering additional storage or potential for further development.

To the rear, the property boasts a generously sized and beautifully maintained garden, offering a perfect balance of patio and lawn. The patio area is ideal for outdoor dining and entertaining, seamlessly extending the indoor living space. Beyond, the expansive lawn provides plenty of room for children to play or for those who enjoy gardening.

Enclosed for privacy, this outdoor haven is a peaceful retreat, perfect for relaxation or hosting gatherings with family and friends. Whether you're looking for a safe space for pets, a play area for children, or a tranquil spot to unwind, this garden offers versatility and charm in equal measure.

INFORMATION

Postcode: NP20 3GB

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Head southwest on Cardiff Road/B4237 for 0.2 miles, then turn right onto Gaer Road. Take the first right onto Lyndhurst Avenue, and the property is located on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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