



LANGSTONE

Guide Price £325,000



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66 THE NURSERIES

Langstone, Newport NP18 2NT



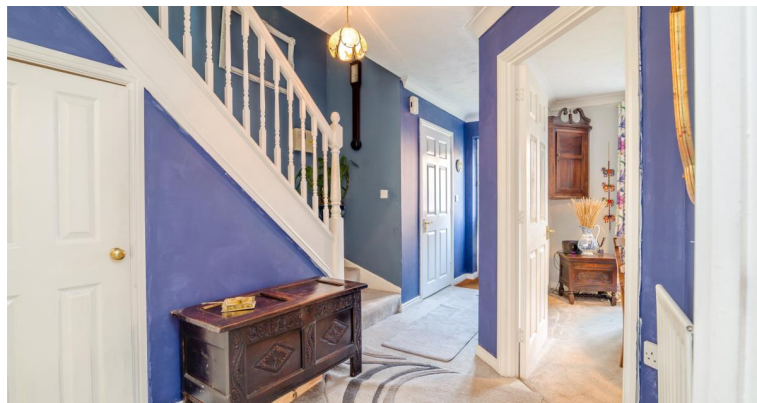
Nestled in the highly sought-after enclave of Langstone, this distinguished four-bedroom detached residence presents an exceptional opportunity for those seeking refined family living. Thoughtfully designed with a harmonious balance of space and practicality, this home offers a welcoming ambience, ideal for modern lifestyles. Upon entry, you are greeted by a spacious hallway, entering in a beautifully decorated lounge, this is a perfect sanctuary for relaxation, while the separate dining room provides an elegant setting for formal gatherings. The well-appointed kitchen, complemented by an adjoining utility room, ensures both style and functionality. A convenient downstairs WC further enhances the home's practicality. Ascending to the first floor, the principal suite boasts a private en-suite, offering a serene retreat, while three additional bedrooms are served by the beautifully designed family bathroom.

Outside, a private driveway allows for ample parking, with side access leading to a landscaped rear garden, an idyllic haven for outdoor leisure and entertaining.

Langstone is synonymous with exclusivity and convenience, benefitting from an outstanding school catchment area, making it a prime choice for families. The renowned Spytt Retail Park, offering a wealth of shopping and dining options, is just a short drive away, while the world-famous Celtic Manor Resort, renowned for its championship golf courses and luxurious amenities, lies within close proximity. With seamless access to the M4 corridor, this prestigious home is perfectly positioned for effortless commuting to Newport, Cardiff, Bristol, and beyond.



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KEY FEATURES

- Detached
- Four bedrooms
- Great location
- Utility room
- Principle ensuite
- Integrated garage



STEP INSIDE



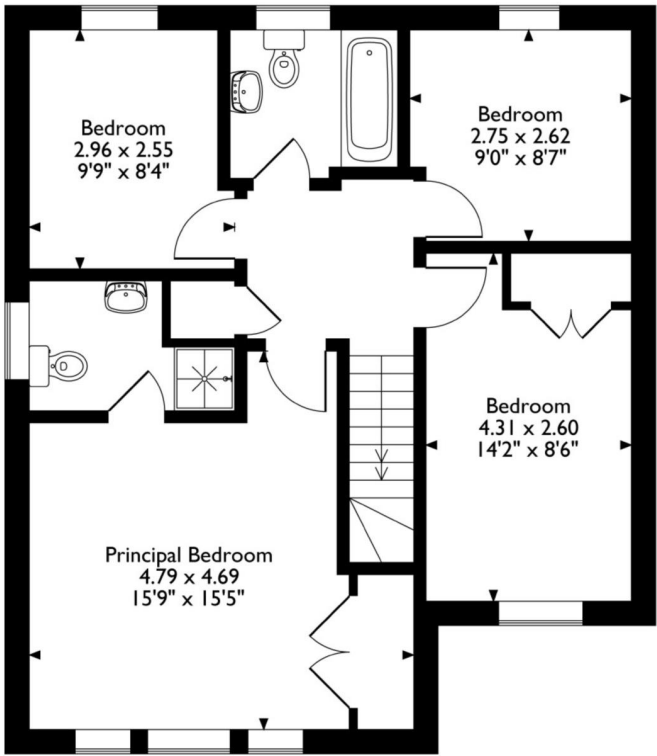
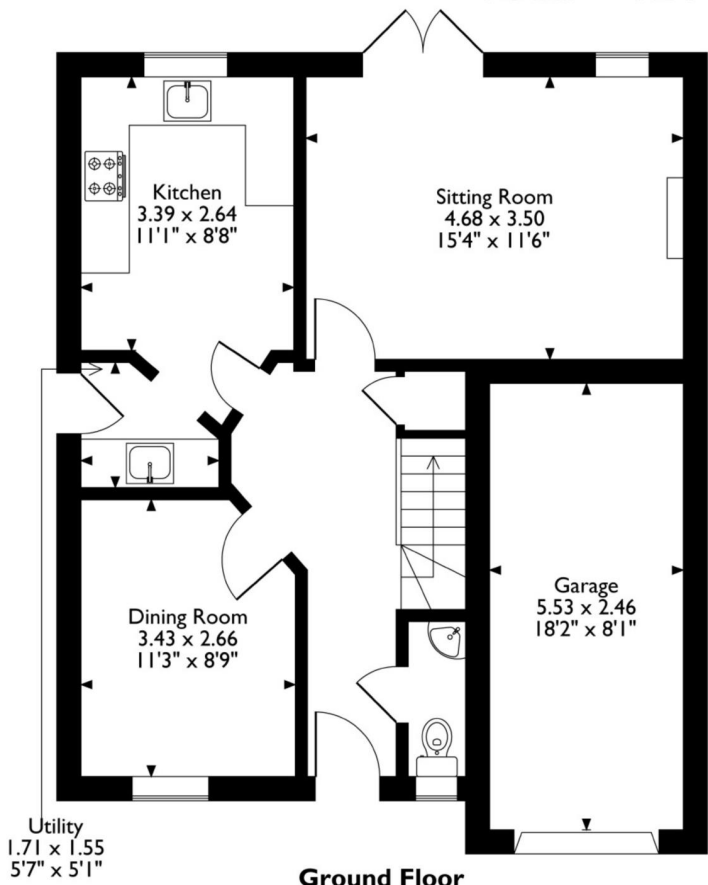
Step inside The Nurseries and be welcomed by a warm and inviting hallway, setting the tone for this charming family home.

Off the hallway, you'll find a convenient downstairs WC and a well-proportioned dining room, perfect for hosting family meals or entertaining guests.

The kitchen offers ample storage and workspace for effortless meal preparation with the added benefit of a separate utility room providing additional practicality. From here, a side door leads directly to the rear garden.

The lounge, also accessed from the hallway, is a cosy yet spacious retreat, featuring doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

Approximate Gross Internal Area
Main House = 111 Sq M/1195 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 124 Sq M/1335 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 property boasts a well-appointed main bathroom and four generously sized bedrooms.

The principal bedroom enjoys the luxury of its own en-suite, creating a private haven of comfort.

STEP OUTSIDE



Step outside this delightful detached home and discover a well-presented, low-maintenance frontage with a spacious driveway, provides parking for multiple cars. The property also benefits from convenient side access, leading to the private rear garden. At the rear, a charming patio area extends directly from the back doors, creating the perfect spot for outdoor dining and relaxation. Beyond the patio, a neatly maintained lawn offers a wonderful space for children to play or for gardening enthusiasts to enjoy. With its practical layout and inviting outdoor spaces, this garden is ideal for those seeking a balance of comfort and easy upkeep.

INFORMATION

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





DIRECTIONS

Heading east on the A48 (Chepstow Road) from the Coldra roundabout, take the second exit at the next roundabout past the Coldra Court Hotel, then take the sixth right onto Old Chepstow Road. From there, take the second right onto The Nurseries, then the first right and follow the street downnumber 66 will be on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	68	
D (55-68)		
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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