



GLAN LLYN, NEWPORT

Offers over **£350,000**



5 MELINGRIFFITH CLOSE

Glan Llyn, Newport, Newport NP19 4BT



Ideal family home
Close proximity to M4 corridor
Close to local shops and amenities

Located in the ever-popular Glan Llyn development, this stunning four-bedroom townhouse offers stylish and versatile living across three spacious floors - perfect for modern family life. Benefitting from two private parking spaces to the front, the property has been thoughtfully designed with both comfort and practicality in mind.

The ground floor features a flexible sitting room/bedroom, a contemporary shower room, a convenient utility area, and access to the internal garage. On the first floor, you'll find a sleek kitchen-diner, separate cloakroom, and a bright and airy lounge that opens onto a private balcony - ideal for enjoying a morning coffee or unwinding in the evening. The top floor comprises a family bathroom, three well-proportioned bedrooms, one being a principal bedroom complete with its own en-suite. Glan Llyn is a thriving and family-friendly community, with scenic lakeside walks, play areas, and Glan Llyn Primary School all within walking distance. Residents also enjoy access to a variety of local amenities, including a welcoming pub, dining options, and the nearby Spytty Retail and Leisure Park.

For commuters, the M4 corridor is just moments away, offering easy access to Cardiff, Bristol, and beyond. With the highly anticipated Glan Llyn Central Lake nearing completion - bringing even more green space and recreational opportunities to the area - this is a fantastic opportunity to be part of a growing, well-connected community that truly has it all.



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KEY FEATURES

- Semi detached
- Four bedrooms
- Utility room
- Internal garage
- Principle ensuite
- Open plan kitchen diner



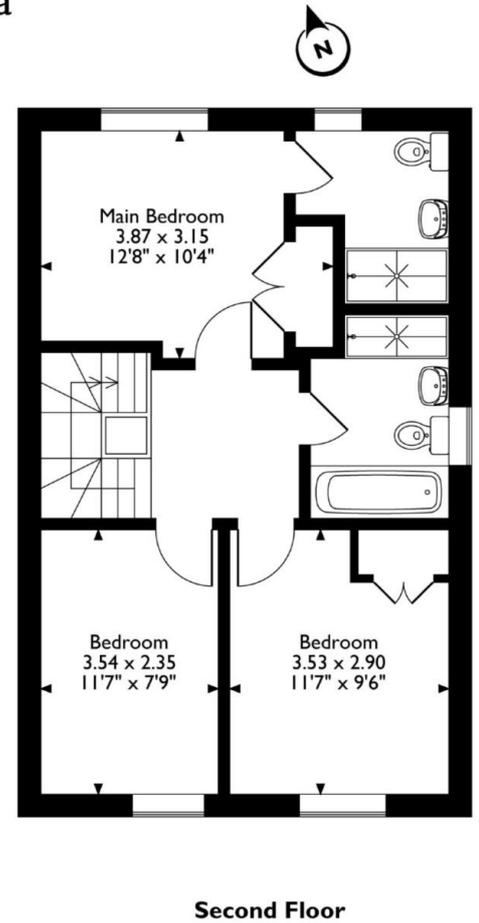
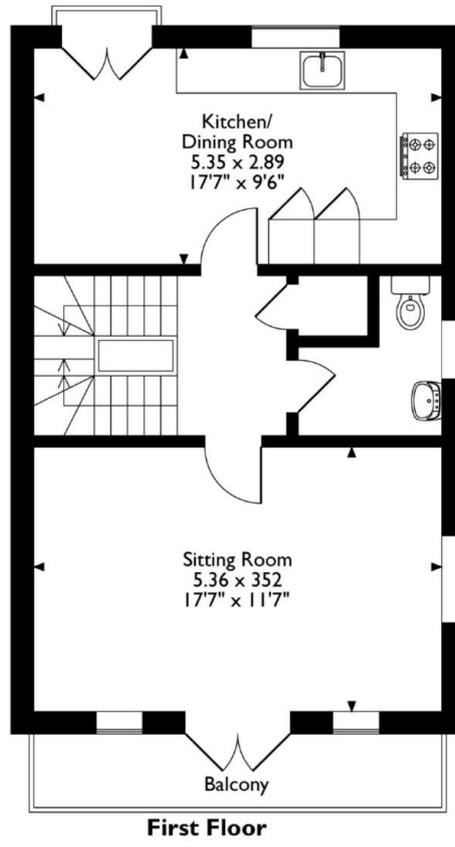
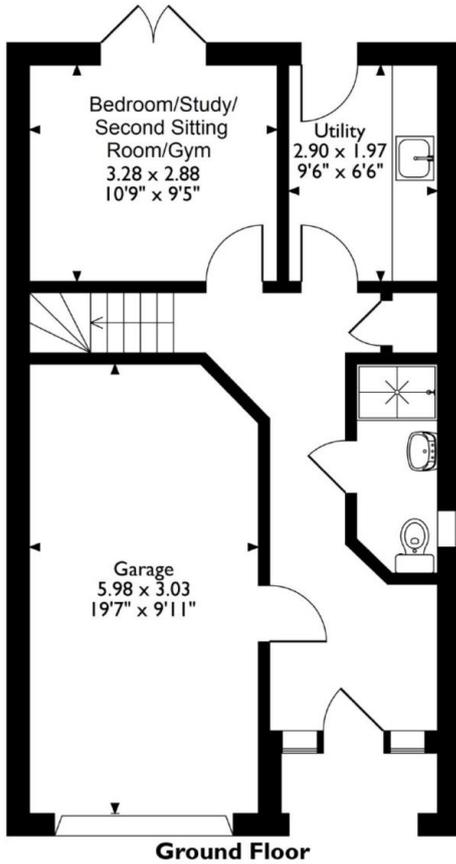
STEP INSIDE



Step inside 5 Melingriffth Close, you're welcomed by a spacious hallway providing access to the internal garage, a modern downstairs shower room, and a well-equipped utility room featuring fitted base and wall units, space for a washing machine and tumble dryer, and housing the boiler. From here, a door leads out to the rear garden.

Completing the ground floor is a versatile sitting room/bedroom with French doors opening directly onto the garden - perfect for entertaining or relaxing.

Approximate Gross Internal Area 147 Sq M/1583 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.

On the first floor, you'll find a cosy and inviting living room with ample space for family life and access to a front-facing balcony - ideal for enjoying your morning coffee or evening wine.

The stylish kitchen-diner includes integrated appliances, modern units, and French doors opening onto a Juliet balcony, flooding the space with natural light.

The second floor offers three generous bedrooms (one being the principal bedroom benefiting from its own private en suite) and a sleek family bathroom.

STEP OUTSIDE



To the front of the property, you'll find a low-maintenance driveway with space for two vehicles, along with convenient side gate access leading to the rear garden. The rear garden is beautifully landscaped and thoughtfully designed for both relaxation and enjoyment. A generous patio area greets you as you step outside - perfect for outdoor dining or entertaining. A charming archway, adorned with established shrubs, adds a touch of character and creates a natural divide between the patio and the lush, well-maintained lawn. Towards the end of the garden, a decking area to the right provides an ideal space for summer lounging or hosting guests, while a peaceful seating area opposite is framed by attractive potted plants, offering a tranquil corner to unwind. This delightful garden strikes a perfect balance between practicality and charm - an ideal outdoor space for family life or quiet moments.

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, then turn left onto Melingriffth Close and the property will be located on the left hand side, number 5.



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		
Not energy efficient - higher running costs	(1-20)	G	

England & Wales EU Directive 2002/91/EC

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