



GLAN LLYN, NEWPORT

Guide price **£260,000**



ARCHER & CO

18 KINGS WALL DRIVE

Glan Llyn, Newport, Newport NP19 4UH



Principal ensuite
Two parking spaces
Ideal for first time buyers or small families

Located on Kings Wall Drive within the increasingly popular Glan Llyn development, this three-bedroom mid-terraced home is perfect for first-time buyers or small families. Modern and well-presented throughout, it offers comfortable living in a sought-after community with excellent local amenities.

The Glan Llyn development is celebrated for its vibrant, family-friendly atmosphere, making it a highly desirable location for a wide range of buyers. Residents benefit from an on-site primary school, providing convenience for families, along with tranquil lakes, green open parks, and well-equipped play areas, ideal for children and outdoor activities.

Perfectly placed for commuters, the property enjoys superb transport connections with easy access to the M4 corridor, offering excellent links to Cardiff, Bristol, and beyond. For those seeking retail and leisure opportunities, Newport's popular Spytt Retail and Leisure Park is just a short distance away, boasting a wealth of shopping outlets, dining options, and entertainment facilities.

This is a fantastic opportunity to secure a well-presented property in a thriving location that combines modern living with excellent connectivity and family-friendly surroundings.



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KEY FEATURES

- Three bedrooms
- Principal ensuite
- Kitchen diner
- Two parking spaces
- Low maintenance rear garden
- Ideal for first time buyers or small families



STEP INSIDE

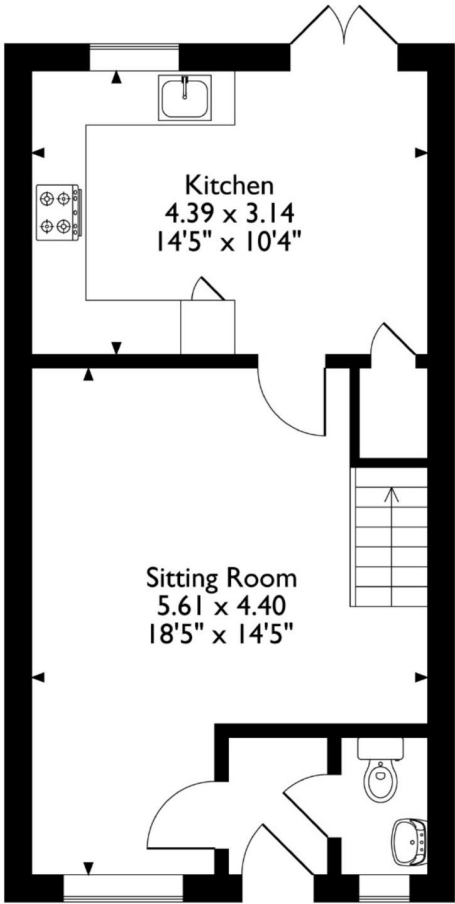


As you step inside this inviting home on Kings Wall Drive, you are welcomed by a practical entrance hallway designed with everyday convenience in mind.

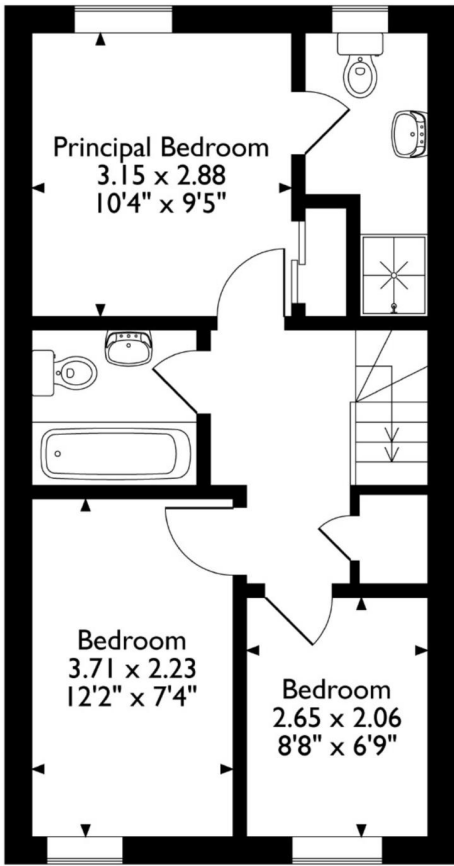
To the right, a useful downstairs WC adds functionality, while to the left, the generous family lounge creates an immediate sense of warmth. Bright and spacious, this room is ideal for unwinding at the end of the day or enjoying time with family and friends.

From the lounge, stairs rise to the first floor, and there is also seamless access into the contemporary kitchen/diner. This stylish and well-appointed space offers the perfect hub of the home, with ample room for cooking, dining, and socialising. French doors open out onto the rear garden, allowing natural light to flow in and creating an effortless indoor-outdoor connection.

Approximate Gross Internal Area
78 Sq M/840 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.

Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family life, guests, or home working.

The principal bedroom is a standout feature, complete with its own private en-suite shower room, while a sleek family bathroom serves the remaining rooms.

Modern, practical, and welcoming, this property is perfectly designed for comfortable everyday living.

STEP OUTSIDE



Stepping outside this lovely home on Kings Wall Drive, the front of the property offers two designated parking spaces, providing convenience for residents and visitors alike.

To the rear, you'll find a private and low-maintenance garden, thoughtfully designed for ease of upkeep and year-round enjoyment.

A patio area is perfect for outdoor seating or dining, while the artificial lawn ensures a neat, attractive appearance with minimal effort. Adding further practicality, a generous storage shed is included and will remain with the property, offering excellent space for garden equipment, bikes, or seasonal items. A well-balanced outdoor space to complement the home.

AGENT'S NOTE:

The management company for the estate is First Port and we are advised that there is a management charge that is currently approx £160 per annum (2025).

INFORMATION

Postcode: NP19 4UH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: ///sounds.pinch.rinse



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