



LLANWERN

Offers over **£375,000**



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# 30 CAE TWMPIN ROAD

Llanwern, Newport NP182EH



Close to local schools, shops and amenities  
Detached garage  
Close to M4 corridor

Situated in the popular residential area of Llanwern, Newport, Cae Twmpin is a well-presented three-bedroom detached home, ideally suited to families or first-time buyers seeking a comfortable and practical place to call home. The property offers well-proportioned living accommodation throughout, creating a welcoming environment for everyday living, relaxing, and entertaining guests.

Conveniently positioned, the home enjoys easy access to Newport city centre, a variety of local amenities, and excellent transport links via the M4 corridor, making it particularly appealing to commuters. Further enhancing its location, the property is within close proximity to the world-famous Celtic Manor Resort and is just a stone's throw away from Spytt Retail and Leisure Park, offering a wide selection of shops, restaurants, and leisure facilities nearby.





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### KEY FEATURES

- Detached
- Three double bedrooms
- Principal ensuite
- Detached garage
- Close to M4 corridor
- Downstairs WC



# STEP INSIDE



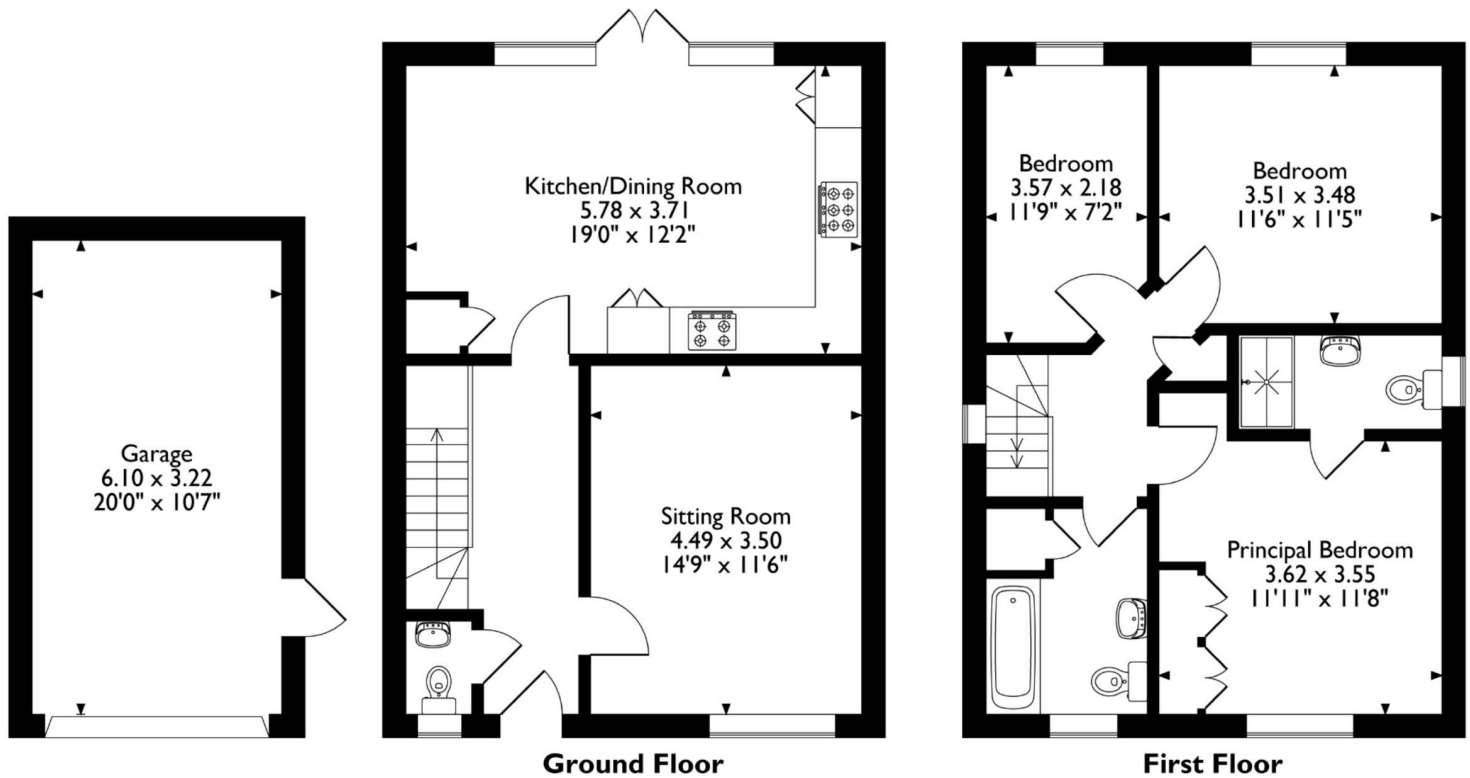
As you enter the property, you are welcomed into a bright and inviting hallway.

To the right is a comfortable living room, offering an ideal space to relax and unwind, while to the left you will find a convenient downstairs WC along with a useful storage cupboard neatly tucked under the stairs.

Continuing through to the rear, the property opens into a cosy kitchen area featuring integrated appliances and French doors that lead directly out to the garden, creating a lovely flow between indoor and outdoor living.



Approximate Gross Internal Area  
Main House = 98 Sq M/1054 Sq Ft  
Garage = 20 Sq M/215 Sq Ft  
Total = 118 Sq M/1269 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, there are three well-proportioned bedrooms served by a modern family bathroom, with the principal bedroom further benefiting from its own en suite shower room.

# STEP OUTSIDE



Step outside and you are greeted by a well-maintained exterior designed for both practicality and enjoyment. To the front of the property, a driveway provides off-road parking and leads to a detached garage, offering excellent storage space and additional parking options. The rear garden is a real highlight, enjoying an exceptional level of privacy that creates a peaceful and uninterrupted retreat. Ideal for relaxing, entertaining, or family time, the garden offers a secluded outdoor space rarely found in similar properties, making it a valuable extension of the home throughout the year. The vendors advise that the garden is south facing and not overlooked to the rear.

#### AGENT'S NOTE:

There is an annual service charge for the upkeep of the communal area which we are advised is approximately £95 for the current year (2026).

## INFORMATION

Postcode: NP1 82EH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

What3words: ///jaws.plus.lunch





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
A (92-100)		
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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