



LLANWERN

Guide price **£650,000**



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# 2 PWLL-PEN COURT

Llanwern, Newport, Newport NP18 2NH



No chain

Detached four bedroom house - 2862 sq ft/266 sq m (incl garage)

Solar Panels

Situated in the sought-after area of Llanwern, Newport, 2 Pwll-Pen Court is a well-presented four bedroom detached home, sat in approximately 0.24 acres, perfectly suited to growing families seeking space and convenience. The property offers generous and versatile living accommodation, ideal for modern family life and entertaining.

Enjoy the best of suburban living, while having easy access to M4 for commuting to Cardiff/Bristol, with a wide range of local amenities, reputable schools, and excellent transport links all close at hand. The home is also ideally positioned within close proximity to the world-famous Celtic Manor Resort, offering golf, spa, and leisure facilities, while Spytt Retail and Leisure Park is just a stone's throw away. 2 Pwll-Pen Court perfectly combines comfort, lifestyle, and a highly desirable location, making it an exceptional place to call home.





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## KEY FEATURES

- No chain
- Solar panels & EV car charger
- Four double bedrooms & en-suite to principal bedroom
- Integral garage
- Set in approx 0.24 acres
- Close proximity to schools, shops and local amenities





# STEP INSIDE



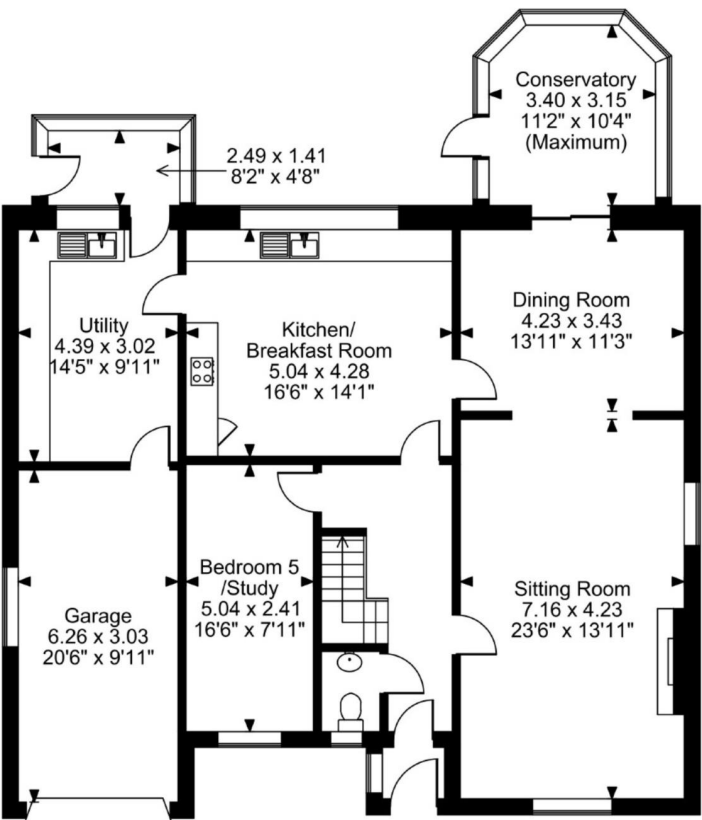
As you step inside the property, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the rest of the home, offering a warm and inviting first impression.

To the left is a convenient downstairs WC, ideal for guests and everyday family use.

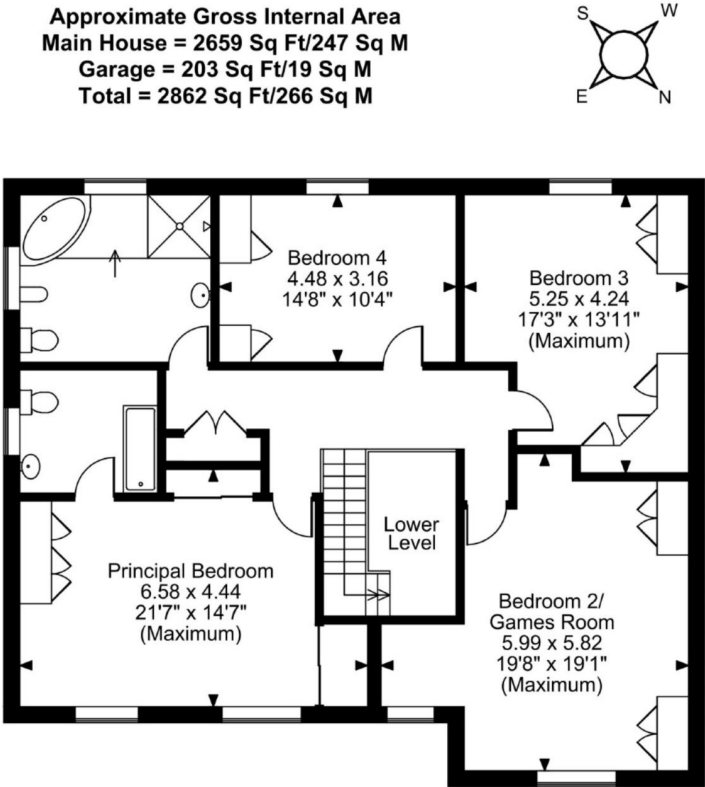
To the right, you'll find an impressive open-plan living and dining room, providing a fantastic space for both relaxing and entertaining.

This versatile room flows seamlessly through to the conservatory, which enjoys pleasant views over the garden and allows an abundance of natural light to fill the space.

From the entrance hall, there is an additional reception room positioned to the left, offering flexible use as a family room, home office, or playroom.



Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.  
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Alongside this is a very generous kitchen diner, perfectly suited for modern family living, with ample space for cooking, dining, and socialising.

The kitchen is complemented by a separate large utility room that houses the boiler and provides practical storage and internal access to the garage, adding everyday convenience.

Returning to the entrance hall with a gallery landing the stairs lead to the first floor where you'll find four well-proportioned double bedrooms, all offering comfortable accommodation for family members or guests. All upstairs Bedrooms benefit from substantial fitted wardrobes.

A family bathroom with corner bath and separate shower, serves the bedrooms, while the principal bedroom benefits from its own private en suite, completing this well-balanced and spacious family home.



# STEP OUTSIDE



To the front of the property, a driveway provides ample off-road parking and leads directly to the main entrance, creating a practical and welcoming first impression for both residents and visitors. The front garden is attractively planted with a variety of mature shrubs and established greenery, enhancing the property's curb appeal while also offering a pleasant level of privacy. A neatly arranged pathway continues along the side of the property, providing convenient and secure access through a gate to the rear garden.

The rear garden enjoys a highly desirable south-facing aspect, allowing it to benefit from sunlight throughout much of the day and making it an ideal space for outdoor living. This favourable orientation also complements the property's solar panels, helping to maximise their efficiency and energy benefits. The garden is thoughtfully arranged with a patio area perfectly suited for outdoor seating, dining, and entertaining family or friends during the warmer months. Beyond the patio, a well-maintained lawn offers generous space for children to play, gardening enthusiasts to enjoy, or for simply relaxing outdoors.

To the rear of the garden, a gate provides direct access onto Llanwrn Golf Club, offering excellent open views and a particularly attractive backdrop. Overall, the garden provides a pleasant, private, and easy-to-maintain outdoor environment, ideal for modern family living and year-round enjoyment.

This property also features a detached double garage, providing ample storage space and convenient vehicle parking. Additionally there are extra car parking spaces enhancing accessibility for family and guests. While the garage may require some repair or replacement, it offers a great opportunity for customisation or renovation to your needs.

#### AGENT'S NOTE:

The Property benefits from Photovoltaic Solar Panels (leased) which will require a Deed of Variation on sale. We are also advised the property and its neighbours have a joint right of way along the shared driveway. The deeds state that there would be a contribution towards shared costs/maintenance of jointly used services/road, however, this has never been enforced or paid.

## INFORMATION

Postcode: NP18 2NH

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

What3words: [///scouts.tricks.brings](https://www.what3words.com/#!/scouts.tricks.brings)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	66	
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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