



GLAN LLYN, NEWPORT

Offers over **£400,000**



2 MIDDLE REEN PLACE

Glan Llyn, Newport, Newport NP19 4UL



Downstairs WC

Parking for two/three vehicles

Close to M4 corridor & Spytty retail and leisure park

Situated in the increasingly popular development of Glan Llyn, this impressive five-bedroom detached home offers spacious and versatile family living in a highly convenient location. Ideally positioned within easy reach of the M4 corridor, it provides excellent transport links for commuters, while nearby Newport Spytty Retail Park offers a superb range of shopping and leisure facilities. The world-renowned Celtic Manor Resort is also just a short drive away, providing exceptional dining, leisure and golf amenities.

Beautifully presented throughout, the property has been tastefully and thoughtfully decorated by its current owners, creating a stylish yet welcoming atmosphere ready to move straight into. The well-proportioned bedrooms offer flexibility for home working and externally the home benefits from ample driveway parking, and a detached garage, adding practicality to this already superb family residence.



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£400,000



KEY FEATURES

- Detached house
- Beautifully decorated by the current owners
- Five bedrooms
- Detached garage & Ample parking
- Three bathrooms
- Downstairs WC



STEP INSIDE



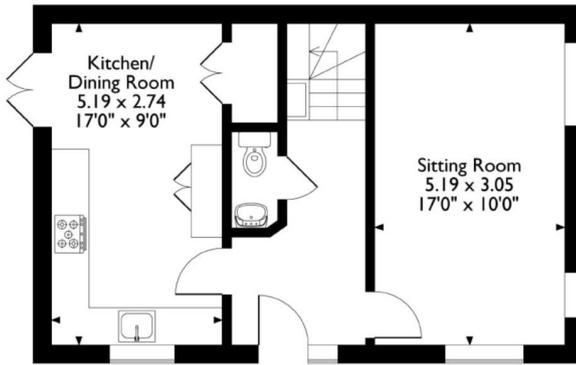
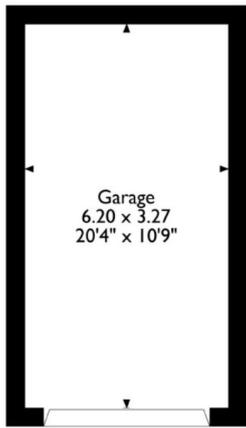
Step inside and you are welcomed by a bright and inviting entrance hall, setting the tone for the spacious accommodation throughout.

To the right, the lounge enjoys dual aspect windows, flooding the room with natural light and creating a warm yet airy living space ideal for relaxing or entertaining.

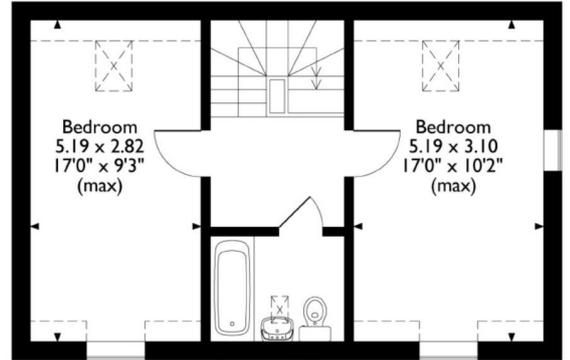
From the hallway, there is also access to a convenient downstairs WC and the impressive kitchen diner.

The kitchen diner benefits from integrated appliances, including a gas hob is also a useful built-in extended cupboard housing the washing machine and tumble dryer, keeping the main space clutter free. French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

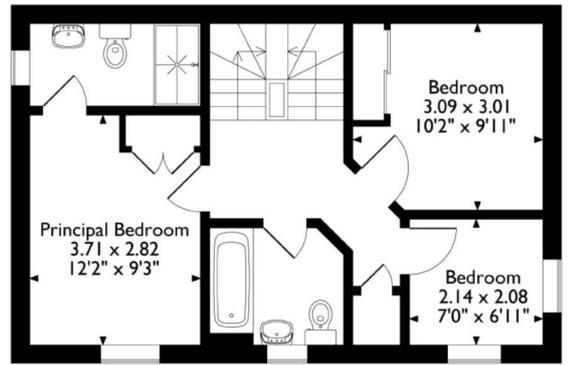
2 Middle Reen Place, Newport
 Approximate Gross Internal Area
 Main House = 125 Sq M/1346 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 145 Sq M/1561 Sq Ft



Ground Floor



Second 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.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefitting from its own stylish en-suite.

The second floor offers two additional bedrooms and a further bathroom, providing flexible accommodation perfect for growing families or home working.

STEP OUTSIDE



Step outside and you will find a beautifully maintained garden, thoughtfully arranged to offer both relaxation and entertaining space. A patio and decking area provide the perfect spot for outdoor dining, leading onto a well-kept lawn bordered by mature trees and established shrubs, creating colour throughout the seasons. The garden enjoys a sunny aspect, benefiting from plenty of natural sunlight across the day.

In addition, the property boasts a detached garage and driveway parking for two to three vehicles, ensuring practicality alongside its attractive outdoor setting.

INFORMATION

Postcode: NPI9 4UL

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: [///encounter.hiding.kicks](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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