



**1 Park End
Langstone
Newport**



STUNNING THREE BEDROOM DETACHED FAMILY HOME IN LANGSTONE

- NO ONWARD CHAIN
- BEAUTIFUL DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE WITH LOG BURNER
- IMPRESSIVE KITCHEN WITH CENTRAL ISLAND
- GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM
- DINING ROOM
- BEAUTIFUL MATURE REAR GARDEN
- NEAR TO EXCELLENT COMMUTER LINKS
- MUST BE VIEWED TO APPRECIATE

Offers In The Region Of £390,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Park End, Newport, NP18 2NA

Introduction

A fantastic and rare opportunity to purchase this spacious and beautifully presented detached family home, ideally situated in the highly regarded area of Langstone, just minutes from excellent local amenities and superb transport links. The M4 motorway and A449 are both close at hand, providing an easy commute to neighbouring towns and cities, while a convenience store, restaurants and other everyday amenities are all within walking distance.

Beautifully presented throughout, the property effortlessly combines modern living with charming period-style features, creating a warm and inviting home.

Upon entering, you are welcomed into a spacious entrance hallway which leads to a generous lounge featuring log burner, seamlessly flowing into a stunning high-specification kitchen. The kitchen is fitted with a range of quality integrated appliances, complemented by a central island that provides both additional workspace and an ideal social hub for family life and entertaining. Adjacent to the kitchen is a spacious dining area, while a contemporary ground floor shower room adds further practicality.

Large bi-folding doors open directly onto the beautifully landscaped rear garden, creating an excellent indoor-outdoor living space. The mature garden is a true highlight of the property, boasting an abundance of established plants and shrubs, a tranquil fish pond, vegetable patches, and a variety of seating areas to enjoy throughout the seasons.

To the first floor are three well-proportioned bedrooms, all presented to a high standard, along with a stylish and modern family bathroom.

This exceptional home offers spacious accommodation, quality finishes throughout, and a wonderful garden, making it an ideal choice for families or those looking to enjoy village living with excellent commuter links.

Boundaries

All boundaries should be confirmed by your solicitor

Council tax

Band E

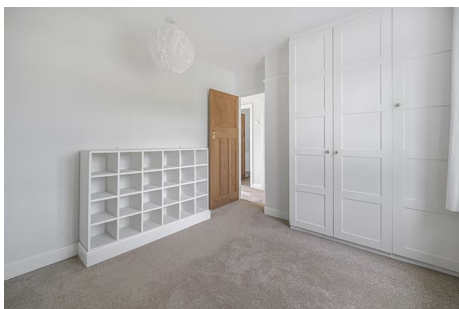
Tenure

Freehold

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



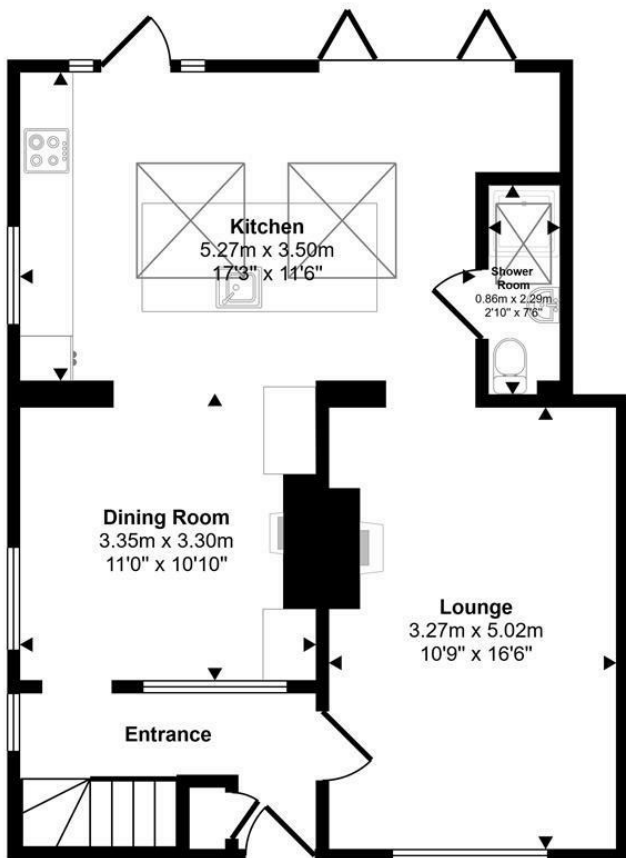
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

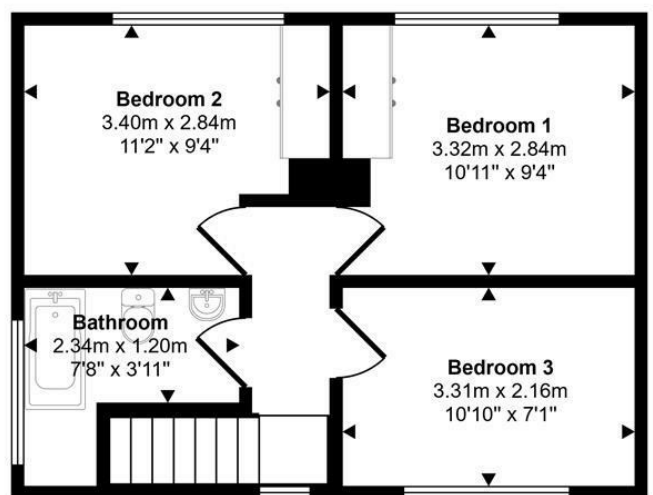
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.