



6 Spencer Way Newport



STUNNING DETACHED HOME WITH FOUR DOUBLE BEDROOMS AND CONVERTED GARAGE

- STUNNING DETACHED FAMILY HOME IN GLAN LLYN
- FOUR DOUBLE BEDROOMS
- IMPRESSIVE KITCHEN/DINER WITH ADJOINING UTILITY
- LOUNGE WITH SEPARATE SITTING ROOM/STUDY
- GROUND FLOOR WC
- ENCLOSED PRIVATE GARDEN
- CONVERTED GARAGE INTO ADDITIONAL LIVING SPACE
- TANDEM DRIVEWAY
- NEAR TO EXCELLENT AMENITIES AND ROAD CONNECTIONS
- MUST BE VIEWED TO APPRECIATE

£425,000



CARDIFF

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NEWPORT

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01443 485000

Spencer Way, Glan Llyn, NP19 4BB

Introduction

A fantastic and rare opportunity to purchase this beautifully designed detached family home situated within the highly desirable Glan Llyn development on the East side of Newport, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as the M4 motorway and Queens Way, providing an easy commute to neighbouring towns and cities.

The property was built by St Modwens Homes c.2015 and has been lovingly owned by the same family since new. It is one of only a handful of properties of this design that were built within the development and offers excellent specification throughout as well as slightly larger than average room proportions.

On entering the property, we are welcomed into the hallway which leads off to a lounge, study/sitting room, WC and an impressive open plan kitchen/diner with adjoining utility room. French doors lead out to the enclosed and private garden where there is an access door into the garage which has been converted into additional living space, whilst still retaining a small storage area to the front accessible via an electronic roller door.

Upstairs, the landing features large floor to ceiling windows with doors leading off to the family bathroom and four DOUBLE bedrooms, with bedroom one featuring an ensuite shower room.

Viewing really is essential to appreciate what this superb family home has to offer, further information can be found below or by calling our sales team.

Tenure

Freehold. We are advised there is an annual service charge of approximately £300

Council tax

Band F

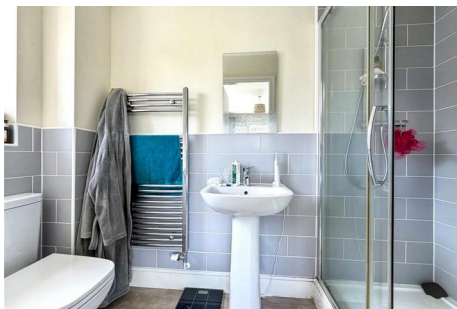
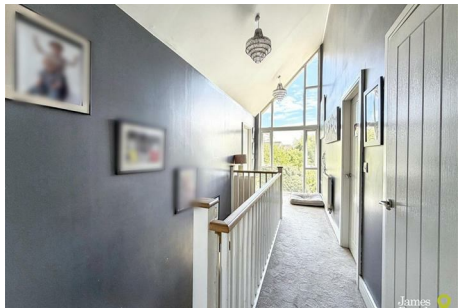
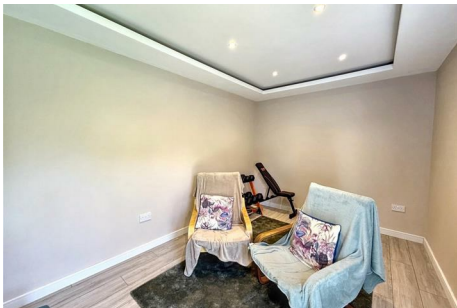
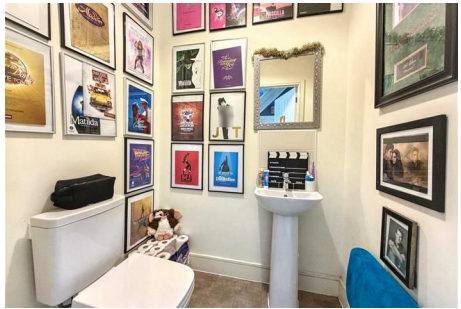
Boundaries

Should all be confirmed by your solicitor

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	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

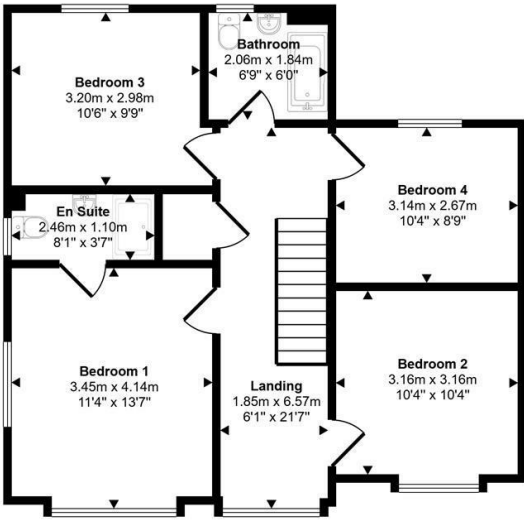
Environmental Impact (CO₂) Rating

	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	

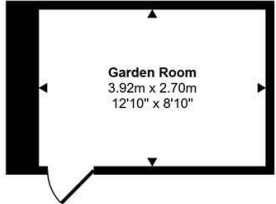
Approx Gross Internal Area
142 sq m / 1525 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft



First Floor
Approx 66 sq m / 708 sq ft



Outbuilding
Approx 12 sq m / 126 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.