



**45 Court Meadow, Langstone, Newport.  
NP18 2NQ  
£325,000  
Tenure Freehold**

- **HIGHLY SOUGHT AFTER LANGSTONE AREA**
- **WELL PRESENTED DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **OPEN PLAN LIVING AREA**
- **CONSERVATORY**
- **EN-SUITE & FAMILY BATHROOM**
- **EASY TO MAINTAIN REAR GARDEN**
- **GARAGE & LARGE DRIVEWAY**
- **CLOSE TO JUNCTION 24 OF M4**

**69 Bridge Street, Newport, NP20 4AQ  
M2 Estate Agents Newport 01633 289622  
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Situated in the highly sought after Langstone area on the outskirts of Newport is this well presented three bedroom detached family home, located close to all local amenities, excellent schools, bus routes, shopping at Newport Retail Park, world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 24 of the M4 making it perfect for commuting.

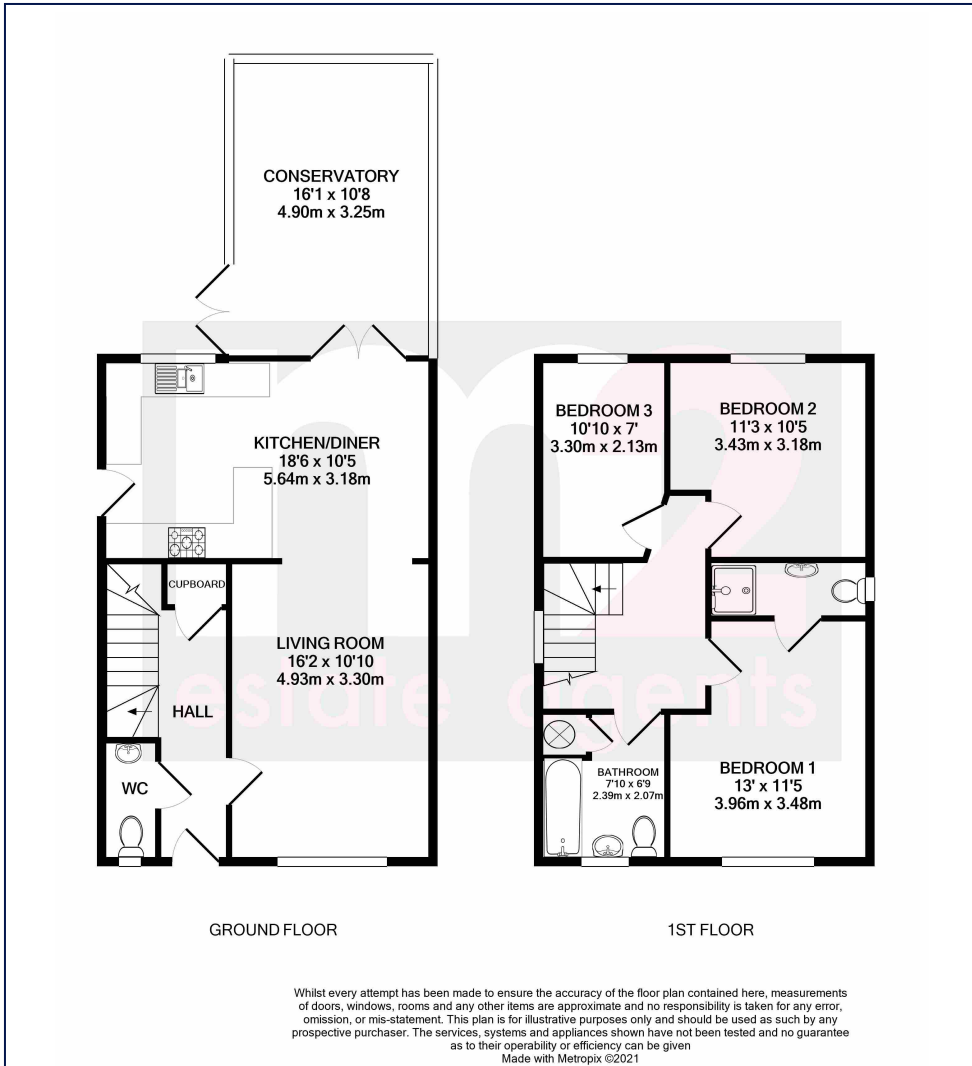
Offering well planned living accommodation briefly comprising, to the Ground Floor: entrance hall, cloakroom, a good size living room opens to a spacious open plan kitchen/dining room with French doors providing access to a good size conservatory overlooking the rear garden. To the First Floor: 3 bedrooms with en-suite shower room & family bathroom.

Outside: to the front, a single garage with power & lighting and large driveway providing parking for numerous vehicles, gated side access takes you to an easily maintained garden with brick paviour patio and lawn area, fully enclosed by timber fencing.

The property further benefits from having a gas boiler, upvc double glazing throughout and viewing is highly advised by the agents.

Services:

Council Tax Band:



**Awaiting EPC**

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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