



**16 Priory Way, Langstone, Newport. NP18
2JE
£425,000
Tenure Freehold**

- SPACIOUS DETACHED FAMILY HOME
- OCCUPYING A GENEROUS CORNER PLOT WITH PRIVATE REAR GARDEN
- POPULAR LOCATION CLOSE TO JUNCTION 24 M4
- ENTRANCE HALL & CLOAKROOM/W.C
- 3 SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- 4 GOOD SIZE BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DRIVEWAY AND DOUBLE GARAGE
- NO CHAIN

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT ON THIS POPULAR MODERN DEVELOPMENT LYING WITHIN EASY ACCESS OF JUNCTION 24 M4 AND THE CELTIC MANOR RESORT. NO CHAIN.

The property benefits from a good size double garage with extensive parking and a private rear garden.

Internal accommodation comprises: To the ground floor: an entrance hall with stairs to first floor and WC off, double doors lead to a good size lounge with feature fire place with further double doors leading to a dining room overlooking the rear garden. A study/family room enjoys a dual aspect, the kitchen breakfast room is fitted with an extensive range of wall & base units, having built in oven & hob with ample space for a table and a utility room provides access to the garden.

To the first floor: an L shaped gallery landing leads to four good size bedrooms, all with built-in wardrobes and the master benefiting from an en-suite shower room and family bathroom serves the remaining bedrooms.

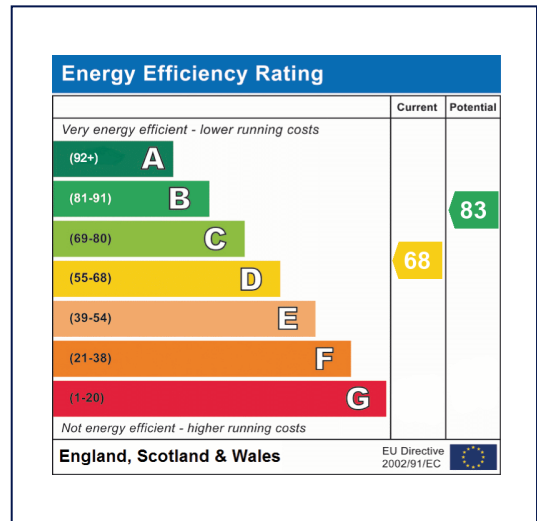
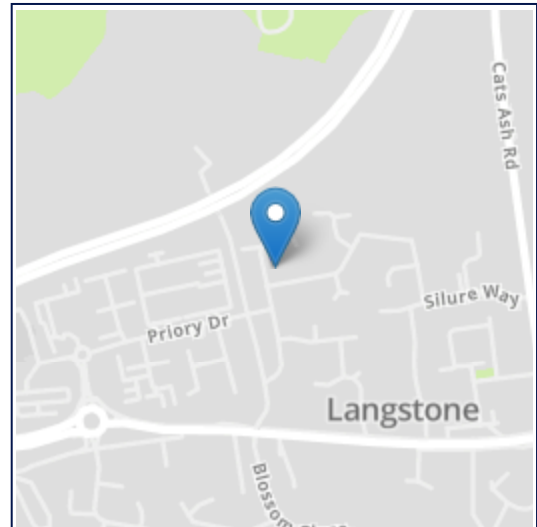
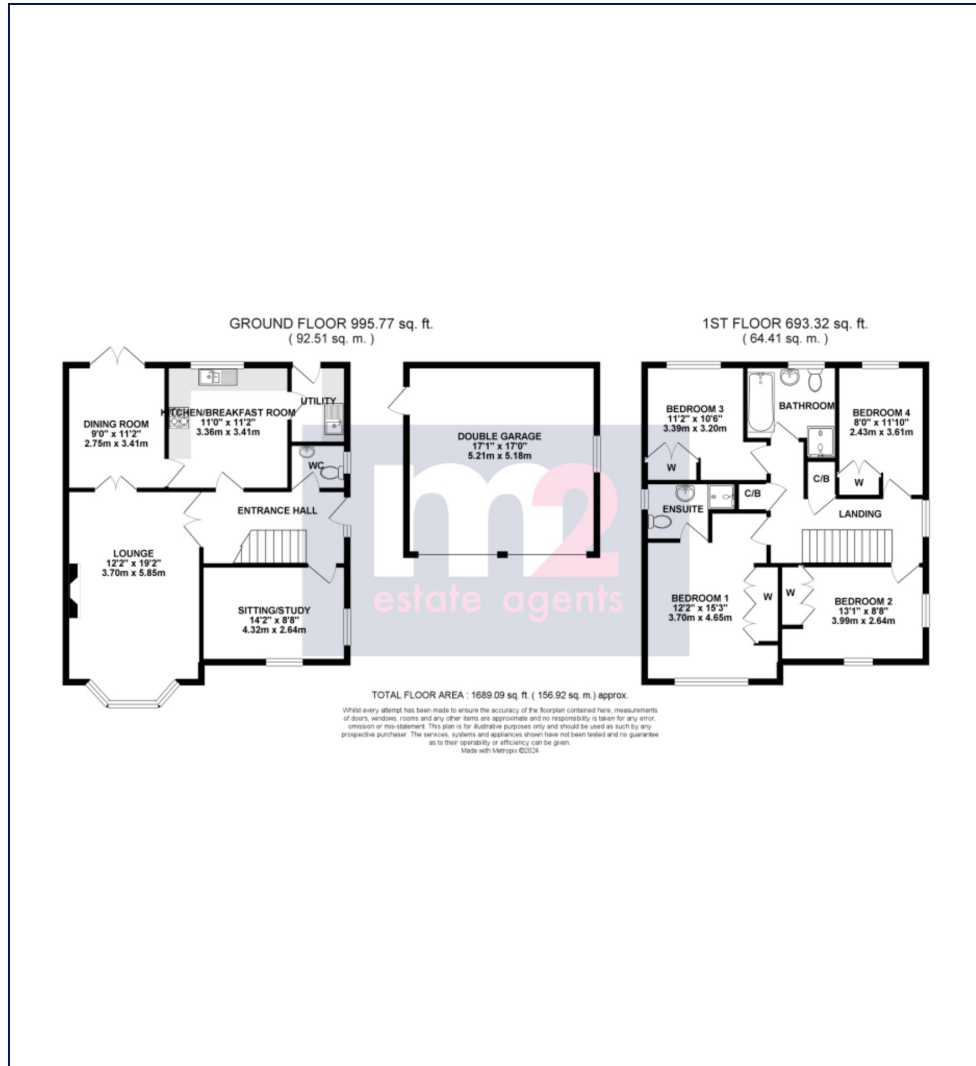
Outside: the property occupies a generous corner plot. The front garden enclosed by box hedging with drive providing extensive parking leading to the double garage and portico entrance porch. To the rear: a patio area enclosed by dwarf walling opens to a lawned garden, paths lead to a further patio and garage, all enclosed by fencing.

Garage: accessed via twin up & over doors, pedestrian door to garden.

The property further benefits from gas central heating and double glazing.

Services:

Council Tax Band:



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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