



**2 Priory Gardens, Langstone, Newport. NP18
2JG
£575,000
Tenure Freehold**

- **SPACIOUS DETACHED FAMILY HOME**
- **5 BEDROOMS**
- **KITCHEN/BREAKFAST/FAMILY ROOM**
- **LIVING ROOM & DINING ROOM**
- **2 EN-SUITES & FAMILY BATHROOM**
- **UTILITY ROOM & W/C**
- **DOUBLE GARAGE & LARGE DRIVEWAY**
- **SOUGHT AFTER LANGSTONE LOCATION**
- **CLOSE TO JUNCTION 24 OF THE M4**
- **VIEWING ADVISED**

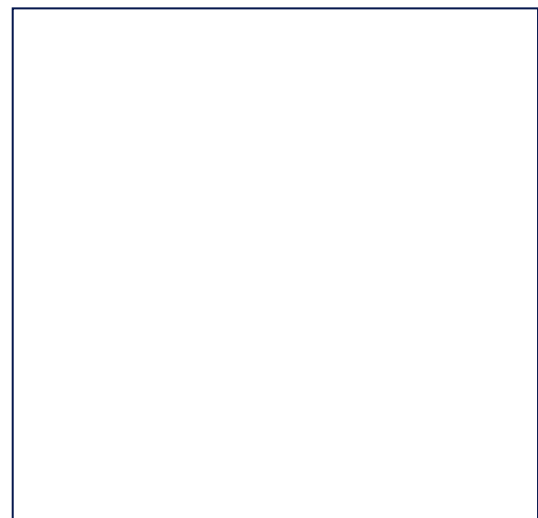
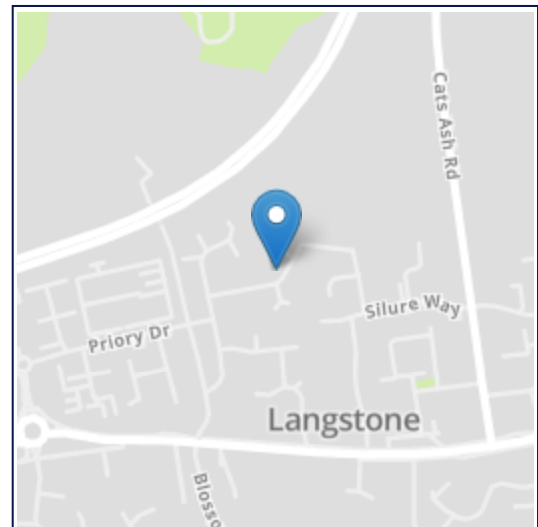
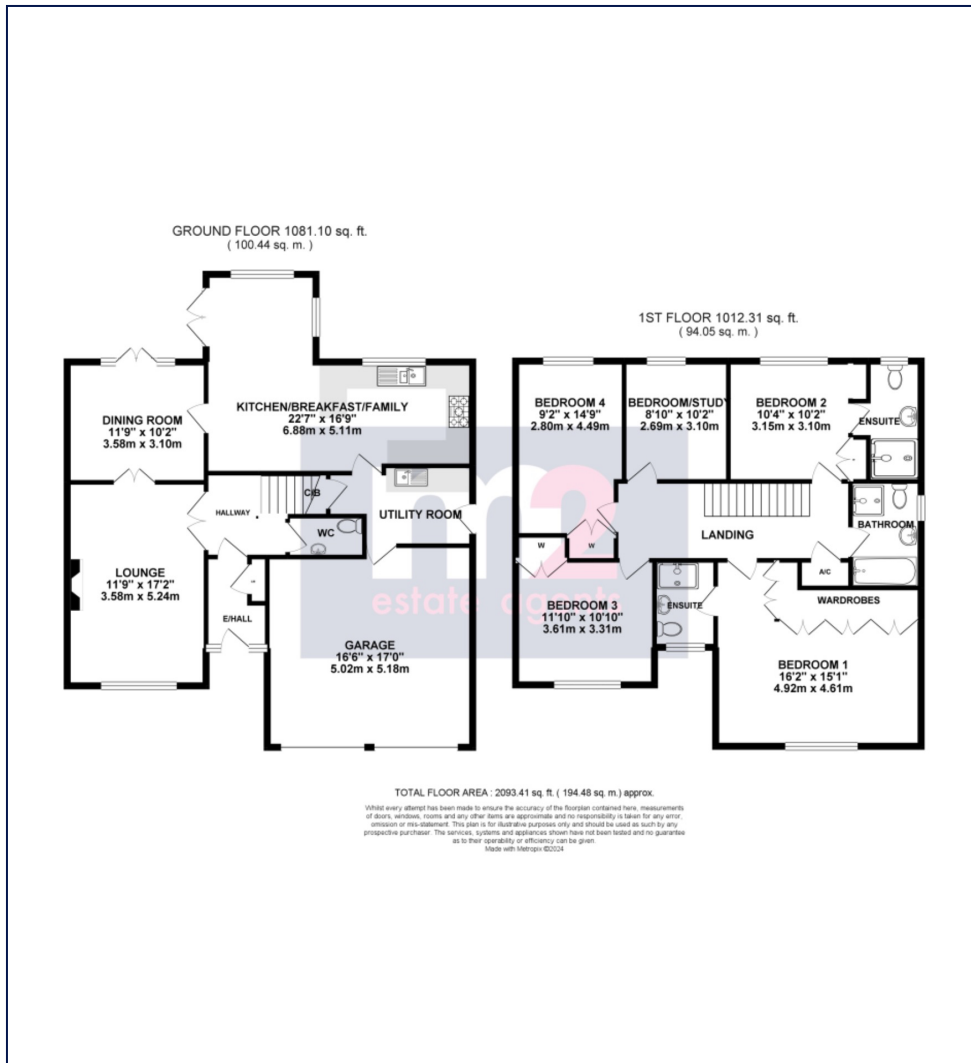
LARGE EXECUTIVE 5 BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION WITH KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY ROOM, LIVING ROOM, DINING ROOM, 2 EN-SUITES, DOUBLE GARAGE, LARGE DRIVEWAY WITH THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4

Situated in the highly sought after Langstone area on the outskirts of Newport is this well presented, detached family home. Located close to all local amenities, excellent schools, bus routes, shopping at Newport Retail Park and the world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 23 & 24 of the M4 making it perfect for commuting.

The property offers superb family accommodation including a large L shape kitchen/family/breakfast room with feature window over looking the rear garden. Further accommodation includes: An entrance porch opening to hallway having stairs to the first floor and a cloakroom/wc. A good size lounge enjoys an outlook to the front and separate dining room looking to the rear. The dining room opens to the Kitchen/Breakfast/Family Room with an extensive range of wall and base units including a peninsular island and French doors to the rear. A utility room leads from the kitchen having under stairs cupboard and access to the double garage. To the first floor: A gallery landing leads to 4/5 bedrooms the master and 2nd having ensuite shower rooms, A family bathroom serves the remaining bedrooms. 4 bedrooms benefit from built in wardrobes the 5th bedroom is currently utilised as a study. Outside, To the front: A full width brick paved driveway provides extensive parking and leads to the main entrance, double garage and side access. To the rear: A patio leads onto a garden laid mainly to lawn with bordering beds, summer house and storage shed located to the side of the property.

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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.