



**West View, Catsash Road, Langstone,  
Newport. NP18 2LZ  
£425,000  
Tenure Freehold**

- **SPACIOUS DETACHED FAMILY HOME**
- **4 BEDROOMS**
- **MODERN KITCHEN/DINING ROOM**
- **EN-SUITE & FAMILY BATHROOM**
- **GARAGE & DOUBLE DRIVEWAY**
- **GOOD SIZE REAR GARDEN**
- **SOUGHT AFTER LANGSTONE AREA**
- **CLOSE TO JUNCTION 24 OF THE M4**

**\*SPACIOUS, DETACHED, FAMILY HOME HOME WITH 4 BEDROOMS, MODERN KITCHEN/DINING ROOM, LOUNGE, EN-SUITE, FAMILY BATHROOM, GARAGE, EXTENSIVE PARKING IN HIGHLY SOUGHT AFTER LOCATION CLOSE TO JUNCTION 24 OF THE M4\***

A well maintained, spacious detached home situated on this sought after road lying within easy access of junction 24 of the M4 and the Celtic Manor resort. The property occupies a good size plot with double driveway to front and a good size enclosed rear garden having accommodation comprising: To the ground floor: An entrance hall with storage cupboard, turned staircase to first floor and cloakroom/wc. A good size lounge benefits from a feature fire place and patio doors leading to the rear garden. Double doors lead to a spacious, contemporary kitchen/diner fitted with gloss grey wall & base units, sparkling quartz work surfaces and an extensive range of integral appliances. A turned stair case provides access to the 1st floor landing, having airing cupboard and linen/storage cupboard. The master bedroom benefits from an en-suite shower room. A family bathroom serves the remaining 3 bedrooms. Outside: A double driveway provides parking with lawned garden. Pathways extend to a side access via gate and main entrance porch. To the rear: Steps lead up to a raised patio area and garden laid to lawn, having well stocked bordering flowering beds. Paths lead to a further seating area enclosed by hedging and fencing.

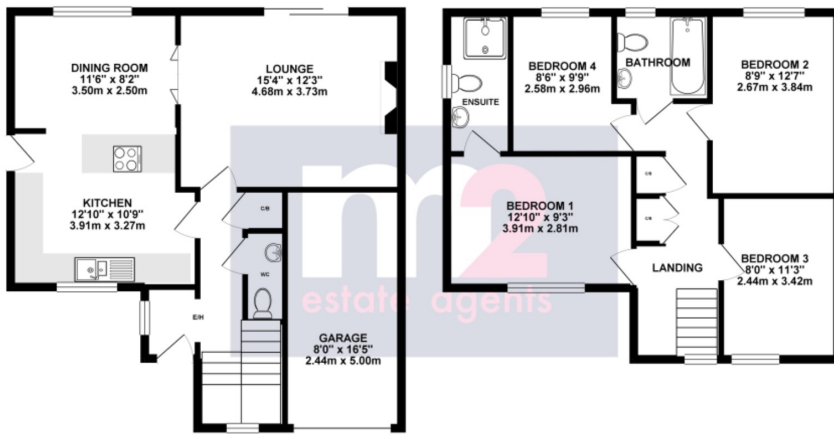
Services:

Council Tax Band:



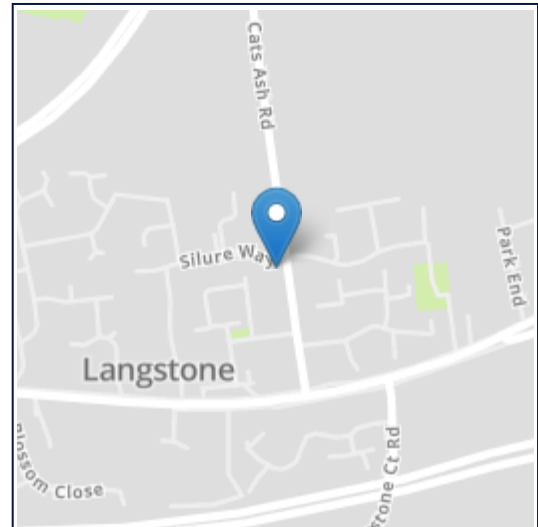
GROUND FLOOR 661.70 sq. ft.  
(61.47 sq. m.)

1ST FLOOR 576.79 sq. ft.  
(53.59 sq. m.)



TOTAL FLOOR AREA: 1238.49 sq. ft. (115.06 sq. m.) Approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		84
(69-80)		
<b>C</b>		
(55-68)	66	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( Catsash Road, Newport, NP18 2LZ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_