



Lorraine, Tregarn Road
Langstone, Newport, NP18 2JT

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- Three-bedroom home
- Open-plan lounge/dining room
- Extended fitted kitchen
- Ground floor bathroom
- Walk-in wardrobe to main bedroom
- Countryside views
- Enclosed rear garden
- Patio seating area
- Overlooking open fields
- Elevated position within a sought-after location retaining close proximity to A48/ M4 Motorway

Offers in excess of
£299,950

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Description

Offered to the market with No Onward Chain, this three-bedroom semi-detached home is situated in the sought-after village of Langstone, enjoying open views across neighbouring fields to the rear. The accommodation comprises an entrance hallway, spacious open plan lounge/dining room, extended fitted kitchen, ground floor family bathroom and three well-proportioned first floor bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. Externally, the property offers a generous front garden and an enclosed, low-maintenance terraced rear garden backing onto open fields. Conveniently located for local amenities, well-regarded schools and excellent road links to Newport, Cardiff and Bristol.

Situation

The property is situated on the popular Tregarn Rd within the most sought after village of Langstone, on the east side of Newport and close to all local amenities, bus routes, leisure facilities offered at the Celtic Manor Resort and approximately two miles away from Junction 24 of the M4 Motorway making it ideal for commuting to Cardiff (19 miles), Newport (7 miles) and the Southwest of England via the new Severn Bridge (10 miles). There is a primary school in the village and the property lies within the Caerleon Comprehensive school catchment; there are a number of pubs and restaurants in the area. Approximately 7 miles away is the City Centre of Newport which offers a more extensive range of amenities including the modern Friars Walk shopping centre boasting a wide range of shops, restaurants and entertainment including bowling and cinema.

Ground Floor Accommodation

Enter via the entrance porch into a welcoming hallway with stairs rising to the first floor. The open plan lounge/dining room is a spacious and light-filled reception area, benefiting from a front-facing bay window, feature fireplace and useful understairs storage cupboard. The open layout creates an ideal space for both everyday family living and entertaining. The kitchen has been extended to the rear and is fitted with a range of base units incorporating a one and a half bowl sink, electric hob with oven below, and space for additional appliances. The oil-fired boiler is floor standing within the kitchen, whilst a rear-facing window overlooks the garden and a door provides direct access outside. Accessed directly from the lounge/dining room, the family bathroom is fitted with a three-piece suite

comprising a bath, pedestal wash hand basin and W.C., together with a heated ladder towel radiator and two side-facing windows allowing for plenty of natural light.

First Floor Accommodation

The staircase leads to the first-floor landing, providing access to three bedrooms and the loft space. Bedroom One is a generous front-facing double bedroom featuring a decorative fireplace and a walk-in wardrobe, whilst enjoying attractive views to both the front and rear across the surrounding countryside. Bedroom Two is a well-proportioned rear-facing bedroom, with Bedroom Three offering a comfortable single bedroom overlooking the front of the property.

Outside

To the front, the property is approached via steps leading through a generous garden to the entrance porch. A pathway leads to the side of the property and in turn to the enclosed rear garden, which has been designed for ease of maintenance with a terraced layout, patio seating area and pleasant open views across the adjoining fields, creating an attractive outdoor space to enjoy throughout the year.

Tenure

We are informed the property is Freehold. Intending purchasers should verify this with their solicitor.

Services

The property benefits from mains water, electricity and an oil fired boiler. EPC rating D.

Local Authority

Newport City Council. Council tax band E.

Viewing

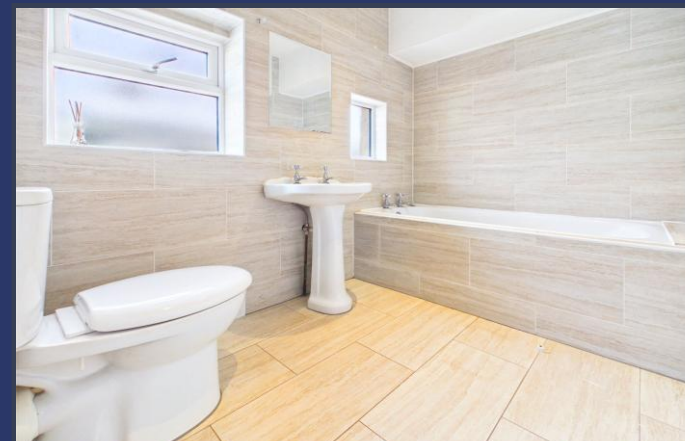
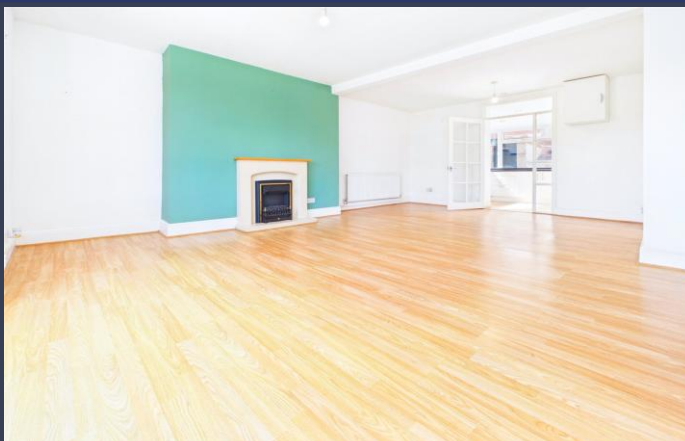
Strictly by appointment with the Agents: David James, Chepstow

PLANS AND PARTICULARS

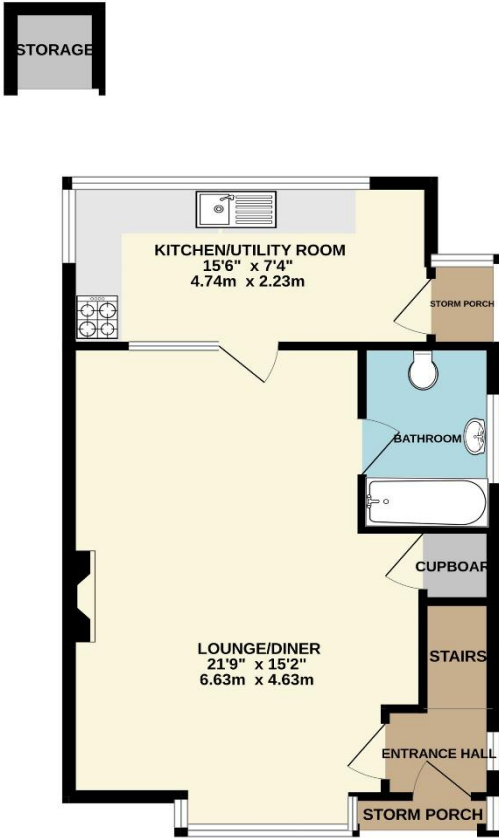
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

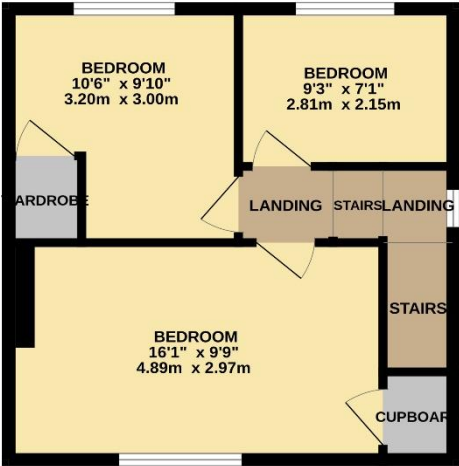
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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt 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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