



60 Llangorse Drive, Rogerstone, Newport, Gwent NP10 9HJ
Reduced To £590,000

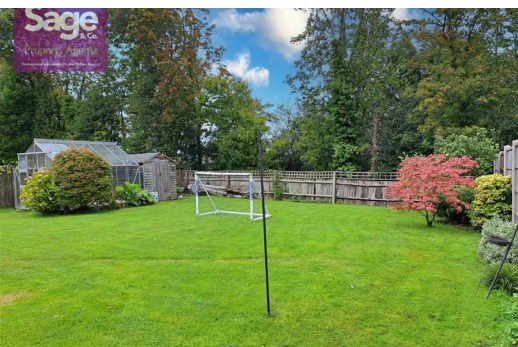
****FABULOUS FAMILY HOME ON A GENEROUS LEVEL PLOT IN SOUGHT AFTER LOCATION****

We at SAGE AND CO are pleased to offer for sale this well presented FOUR DOUBLE BEDROOM DETACHED property. With access to schools for all ages including BASSALEG HIGH SCHOOL this home is ideal for a growing family but also for those who want space to entertain with a fabulous CONSERVATORY overlooking the fabulous rear garden.

For those needing to commute whether by road or rail you are minutes from J27 and 28 of the M4 and railway stations at both Rogerstone and Pye Corner, Locally, there are small independent shops, with access to major supermarkets via the road network. This property is also a short walk from the popular 14 Locks Visitor Centre.

A viewing of this property is advised to fully appreciate and is being sold with NO ONWARD CHAIN.

EPC RATING: D
COUNCIL TAX BAND: G



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ENTRANCE

Enter through a double glazed front door with glass side panels

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, spotlights, tiled floor, storage cupboard, spotlights, doors to;

LIVING ROOM

12'11" x 17'8" (3.95 x 5.40)

Double glazed bay window to front, double glazed stained glass window to side, gas fire with feature surround, central heating radiator, double glass doors into the conservatory.

GROUND FLOOR WC

Low level WC pedestal wash hand basin, central heating radiator, tiled floor

DINING ROOM

10'9" x 11'11" (3.30 x 3.64)

Central heating radiator, double doors to:

CONSERVATORY

15'9" x 19'5" (4.81 x 5.92)

Large octangle shaped conservatory of brick and glass construction with 'French' doors leading out into the rear garden, laminate flooring, wall mounted gas heater

KITCHEN

13'0" x 14'9" (3.97 x 4.51)

A range of solid oak base and wall units with rolled edge work surface, porcelain inset sink unit with a mixer tap over, integrated gas hob, eye level double oven, integrated dish washer, space for integrated fridge, double glazed window to rear, ceramic tiled floor, spotlights, step up to;

FAMILY AREA

8'2" x 11'2" (2.50 x 3.42)

Double glazed 'French' doors and side panels, central heating radiator, laminate flooring, door to:

UTILITY ROOM

11'10" x 4'10" (3.61 x 1.48)

Wall mounted boiler, central heating radiator, inset polycarbonate sink unit with mixer tap over, plumbing for automatic washing machine and fridge, larder cupboard, double glazed door to the side, tiled floor, fire door to integral garage.

STAIRS TO THE FIRST FLOOR - LANDING

Spacious gallery landing with two double glazed windows to the front, central heating radiator, loft access, doors to storage cupboard housing hot water tank and:

MASTER BEDROOM

13'8" x 10'11" to wardrobes (4.18 x 3.35 to wardrobes)

Double glazed window to the front, central heating radiator, fitted bedroom furniture.

ENSUITE

13'0" x 5'6" (3.98 x 1.70)

Panelled bath with mixer tap over, double step in shower cubicle, low level WC, vanity wash hand basin, chrome towel rail walls fully tiled, spot lighting, obscure double glazed window to the side.

BEDROOM TWO

11'5" x 10'11" (3.49 x 3.35)

Double glazed window to the rear, central heating radiator.

ENSUITE SHOWER ROOM

Step in shower cubicle, low level WC, pedestal wash hand basin, chrome towel rail, walls and floor fully tiled, obscure double glazed window to the rear.

BEDROOM THREE

9'1" x 12'11" (2.79 x 3.95)

Double glazed window to the rear, central heating radiator.

BEDROOM FOUR

11'5" x 8'9" min 12'4" max to window (3.49 x 2.68 min 3.77 max to window)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

7'8" x 7'0" (2.36 x 2.14)

Panelled bath with mixer tap and hand held shower over, low level WC, bidet, pedestal wash hand basin, chrome towel rail, spot lighting, walls and floor tiled, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with good size paved driveway leading to double garage.

SIDE Gated pedestrian access to rear.

REAR: Extensive family friendly garden with good size patio and spacious lawn.

DOUBLE GARAGE

16'5" x 16'7" (5.01 x 5.06)

Double garage with electric roller shutter door, power and light, double glazed door to the side and door through to utility room.

TENURE

We have been advised freehold

