



17 Lupin Grove, Rogerstone, Newport, NP10 9LJ
Asking Price £365,000

**** SPACIOUS DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION****

Sage and Co are delighted to offer FOR SALE this FOUR BED DETACHED HOME set on the popular estate of Afon Village within close proximity to the train station, junction 28 of the M4 motorway and within the catchment area for BASSALEG HIGH SCHOOL. This property offers FOUR BEDROOMS, TWO SITTING ROOMS and a SPACIOUS SUN ROOM as well as ENSUITE FACILITIES TO THE MASTER BEDROOM and a useful utility room off the kitchen area.

Further benefits include a LEVEL REAR GARDEN laid to lawn and patio and a DOUBLE DRIVEWAY AND SINGLE GARAGE. this property is being offered with NO ONWARD CHAIN and a viewing is highly recommended to appreciate.

EPC RATING: C
COUNCIL TAX BAND: E



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Under stairs storage cupboard, central heating radiator, stairs to the first floor, wood flooring, doors to:

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the front.

LIVING ROOM

11'2" x 14'11" (3.41 x 4.57)

Double glazed "French" doors to the rear, central heating radiator, feature fireplace, wood flooring.

SECOND SITTING ROOM

11'2" x 8'8" (3.41 x 2.65)

Double glazed window to the front, central heating radiator, wood flooring.

KITCHEN

11'9" x 11'10" (3.60 x 3.63)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob with electric oven, extractor fan, plumbing for automatic dishwasher, central heating radiator, tiled floor, open to:

SUN ROOM

12'0" x 15'3" (3.68 x 4.65)

Double glazed windows to two sides, double glazed "French doors" to the side central heating radiator, vaulted roof with two skylights and spot lighting, tiled floor.

UTILITY ROOM

4'7" x 6'5" (1.42 x 1.97)

A range of base units, with inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine and tumble dryer, central heating radiator, double glazed window to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Central heating radiator, airing cupboard housing combi boiler, doors to:

BEDROOM ONE

9'10" min 11'11" max x 9'10" (3.01 min 3.65 max x 3.02)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

ENSUITE

Step in shower cubicle, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the side.

BEDROOM TWO

8'9" x 9'2" (2.69 x 2.80)

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

BEDROOM THREE

7'7" x 9'8" (2.33 x 2.95)

Double glazed window to the front, central heating radiator, built in wardrobe,

BEDROOM FOUR

6'7" x 8'8" (2.01 x 2.66)

Double glazed window to the rear, central heating radiator, loft access.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with double driveway leading to single garage.

SIDE: Pedestrian access to rear.

REAR: Paved patio leading to further lawned area and decking.

SINGLE GARAGE

8'3" x 16'7" (2.54 x 5.06)

Up and over door, power and light.

TENURE

We have been advised freehold

