



10 Eddie Williams Road, Rogerstone, NP10 9PX
Guide Price £440,000

****GUIDE PRICE £440,000 TO £460,000** POPULAR LOCATION WITH GOOD TRANSPORT LINKS****

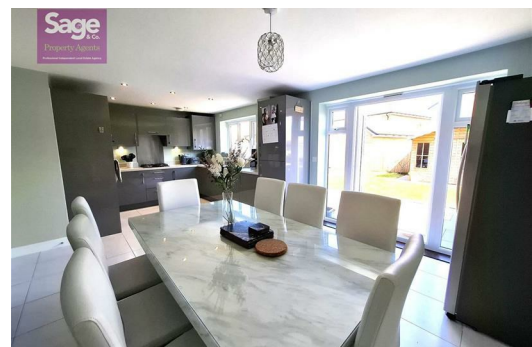
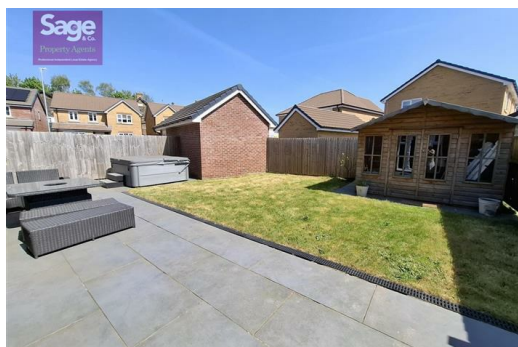
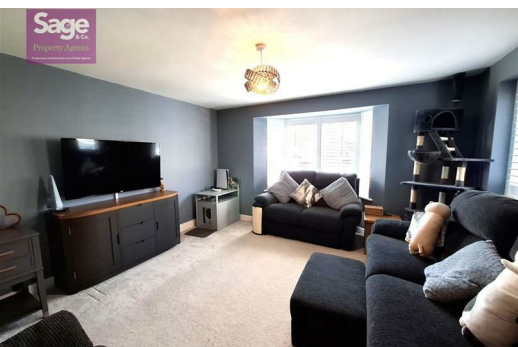
SAGE AND CO are delighted to offer FOR SALE this NEARLY NEW DETACHED HOUSE, built in 2019, which offers a perfect blend of modern living and comfort. Spanning an impressive 1,356 square feet, the property boasts FOUR WELL PROPORTIONED BEDROOMS, making it an ideal family home.

Upon entering, you are greeted into a spacious hallway leading to TWO INVITING SITTING ROOMS, providing ample space for relaxation and entertaining guests. The SPACIOUS KITCHEN/DINER is a highlight of the home, designed to accommodate family meals and gatherings with ease. The LARGE REAR GARDEN is a delightful outdoor space, perfect for children to play or for hosting summer barbecues.

This property is situated within the catchment area for BASSALEG SCHOOL, making it an excellent choice for families seeking quality education for their children. Additionally, the house offers OFF ROAD PARKING for two vehicles.

With its modern features and thoughtful layout, this spacious family home is a wonderful opportunity for those looking to settle in a vibrant community. Book your viewing today not to miss out!!

EPC RATING: B
COUNCIL TAX BAND: F



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ENTRANCE

Enter through a composite front door

ENTRANCE HALLWAY

Spacious hallway with tiled floor, stairs to first floor, doors to -

GROUND FLOOR CLOAKROOM

Low level WC, pedestal wash hand basin, spot lights, tiled floor double radiator.

SECOND SITTING ROOM (GARAGE CONVERSION)

9'6" x 19'9" (2.92 x 6.02)

Double glazed window to front, hot and cold air conditioning unit, spotlights, laminate flooring

SITTING ROOM

13'2" x 15'10" (to bay) (4.02 x 4.85 (to bay))

Double glazed bay window to the front, double glazed window to the side, two double radiators,

KITCHEN/DINING ROOM

12'7" x 21'2" (3.84 x 6.46)

Fitted with a range of high gloss base and wall units, rolled edge work surfaces, stainless steel sink unit with mixer tap over, inset gas hob with extractor over, eye level double oven, space for integrated fridge freezer, integrated dishwasher, large storage cupboard, wall mounted combi-boiler. Double glazed 'French doors' and side panes plus window to rear, spot lights, double radiator, tiled floor.

STAIRS TO FIRST FLOOR - LANDING

Double radiator, loft access, airing cupboard housing hot water cylinder.

BEDROOM ONE

13'10" x 13'3" (4.23 x 4.04)

Double glazed window to the front, double radiator, spot lights, two fitted wardrobes plus additional storage cupboard. door leading to :-

EN SUITE SHOWER ROOM

7'7" x 5'9" (2.33 x 1.76)

Double shower cubicle, Low level WC, pedestal wash hand basin. Wall and floor tiled, obscured double glazed window to the front.

BEDROOM TWO

10'6" x 11'4" max (9'1" to wardrobes) (3.22 x 3.47 max (2.78 to wardrobes))

Double glazed window to the front, double radiator, fitted wardrobes.

BEDROOM THREE

9'4" x 11'2" (to wardrobes) (2.87 x 3.42 (to wardrobes))

Double glazed window to the rear, double radiator, fitted wardrobes

BEDROOM FOUR

10'11" x 9'3" (3.34 x 2.84)

Double glazed window to rear, double radiator,

FAMILY BATHROOM

6'2" x 6'7" (1.90 x 2.01)

Panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, spot lights, chrome towel rail, wall and floor tiled, obscured glass window to rear.

OUTSIDE

FRONT: Double driveway with low maintenance garden. Electrical Socket & Cable for Electric Car Charging Point.

SIDE: Gated pedestrian access to rear.

REAR: Large patio area with good size level lawn, summer house, outside tap, light and electrical socket.

TENURE

We have been advised freehold.

NOTE

Management fees payable annually at a cost of £270.00 pa for general upkeep and grass cutting. of Jubilee Park

