



22 Brabazon Road, Rogerstone, Newport, NP10 9PU

Guide Price £280,000

****GUIDE PRICE £280,000 TO £290,000****

Nestled on the charming Brabazon Road in the desirable area of Rogerstone, Newport, this WELL PRESENTED SEMI DETACHED HOUSE offers a perfect blend of comfort and style. With THREE GOOD SIZE BEDROOMS this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The spacious kitchen diner is a standout feature, providing ample room for family meals and gatherings. This area is designed for both functionality and comfort, making it the heart of the home. The property boasts FAMILY BATHROOM as well as ENSUITE FACILITIES ensuring convenience for all residents. Outside, the ENCLOSED REAR GARDEN offers a private sanctuary, ideal for enjoying sunny days or hosting barbecues with friends and family. Parking is a breeze with TWO OFF ROAD SPACES, a valuable asset in this popular location. Brabazon Road is known for its friendly community and proximity to local amenities including good road and rail links and SCHOOL CATCHMENT making it an excellent choice for those looking to settle in a vibrant neighbourhood.

This semi-detached house is not just a property; it is a place to create lasting memories. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to make a house their home.

EPC RATING: B
COUNCIL TAX BAND: D



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

www.sageandco.co.uk

ENTRANCE

Entre via a composite front door.

HALLWAY

Stairs to first floor, central heating radiator, laminate flooring, door to:

LOUNGE

13'10" x 11'11" (4.24 x 3.65)

Double glazed window to the front, central heating radiator, laminate flooring,

KITCHEN/DINER

15'5" x 9'5" (max) x 13'11" (max) (4.72 x 2.88 (max) x 4.25 (max))

A range of high gloss base and wall units with complimentary square edge work surfaces, inset stainless steel sink unit with mixer taps over, inset integrated electric hob and oven, integrated fridge/freezer, dishwasher and washing machine, larder unit, central heating radiator, spotlights to ceiling, large under stairs cupboard suitable for tumble dryer, wall mounted combi, porcelain tiled flooring, double glazed window and 'French' doors to rear,

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, spot light to ceiling, walls and floor tiled in ceramics.

STAIRS TO FIRST FLOOR - LANDING

Access to loft space, central heating radiator, doors to:

BEDROOM ONE

9'8" x 9'3" (2.96 x 2.82)

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

ENSUITE

Step in shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, spotlights to ceiling, walls and floor tiled in ceramics, obscure double glazed window to front.

BEDROOM TWO

8'7" x 11'8" (2.64 x 3.57)

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

BEDROOM THREE

6'7" x 11'5" (2.01 x 3.50)

Double glazed window to rear, central heating radiator.

FAMILY BATHROOM

5'6" x 6'7" (1.68 x 2.01)

Panelled bath with mixer taps and shower over, glass shower screen, low level WC, pedestal wash hand basin, walls and floor tiled in ceramics, spot lights to ceiling, central heating radiator.

OUTSIDE

FRONT: Off road parking for two cars.

SIDE: Pedestrian access to rear.

REAR: Enclosed rear garden with a patio and artificial grass area, further raised patio, garden shed to remain, gates access to side.

TENURE

We have been advised this property is freehold

