



## Pontymason Lane, guide price £260,000

- NO CHAIN \*NEW PRICE NOW Guide Price £260,000 TO £270,000\*\*NO CHAIN\*
- THREE BEDROOM DETACHED
- LIVING ROOM
- OPEN PLAN KITCHEN DINER
- CONSERVATORY
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE AND OFF ROAD PARKING



 3  2  1

**Pinkmove**

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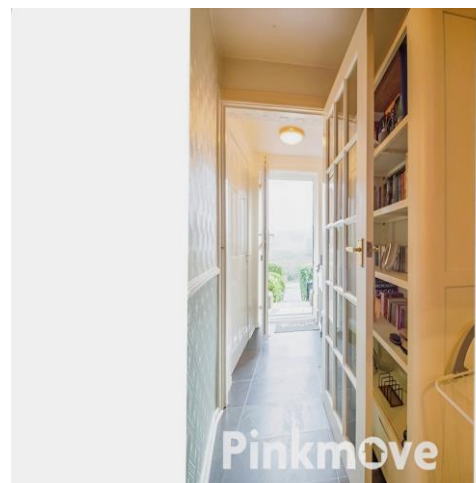
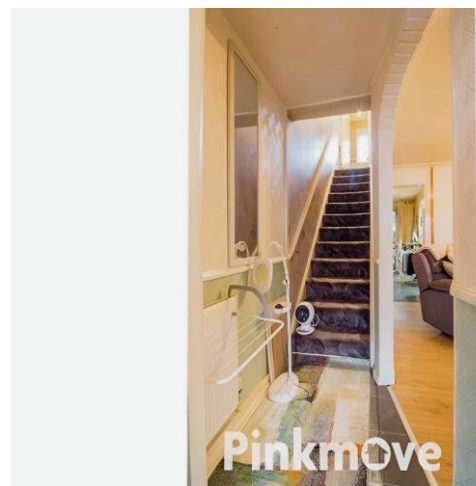




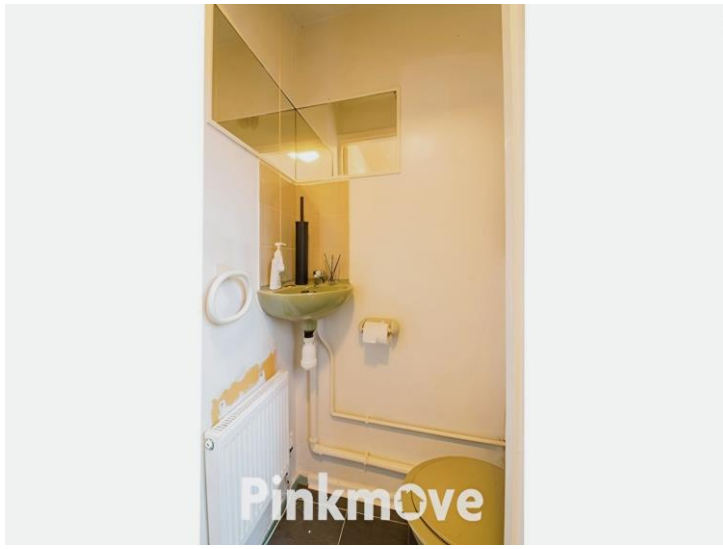
# Pinkmove

## About the property

Pinkmove are delighted to offer this three bedroom detached family home situated within a popular and highly convenient residential area of Rogerstone, Newport. The property benefits from off-road parking, a secure garage and a large conservatory.







## Accommodation

### Entrance Hall

4' 9" x 4' 1" ( 1.45m x 1.24m )

### Wc

4' 1" x 2' 8" ( 1.24m x 0.81m )

### Hallway

8' 2" x 4' 9" ( 2.49m x 1.45m )

### Living Room

18' 10" x 11' 6" ( 5.74m x 3.51m )

### Dining Room

10' 5" x 7' 9" ( 3.17m x 2.36m )

### Kitchen

10' 5" x 7' 3" ( 3.17m x 2.21m )

### Conservatory

13' x 10' ( 3.96m x 3.05m )

### Bedroom 1

13' 9" x 8' 4" ( 4.19m x 2.54m )

### Bedroom 2

11' 5" x 7' 11" ( 3.48m x 2.41m )

### Bedroom 3

9' 1" x 5' 6" ( 2.77m x 1.68m )

### Bathroom

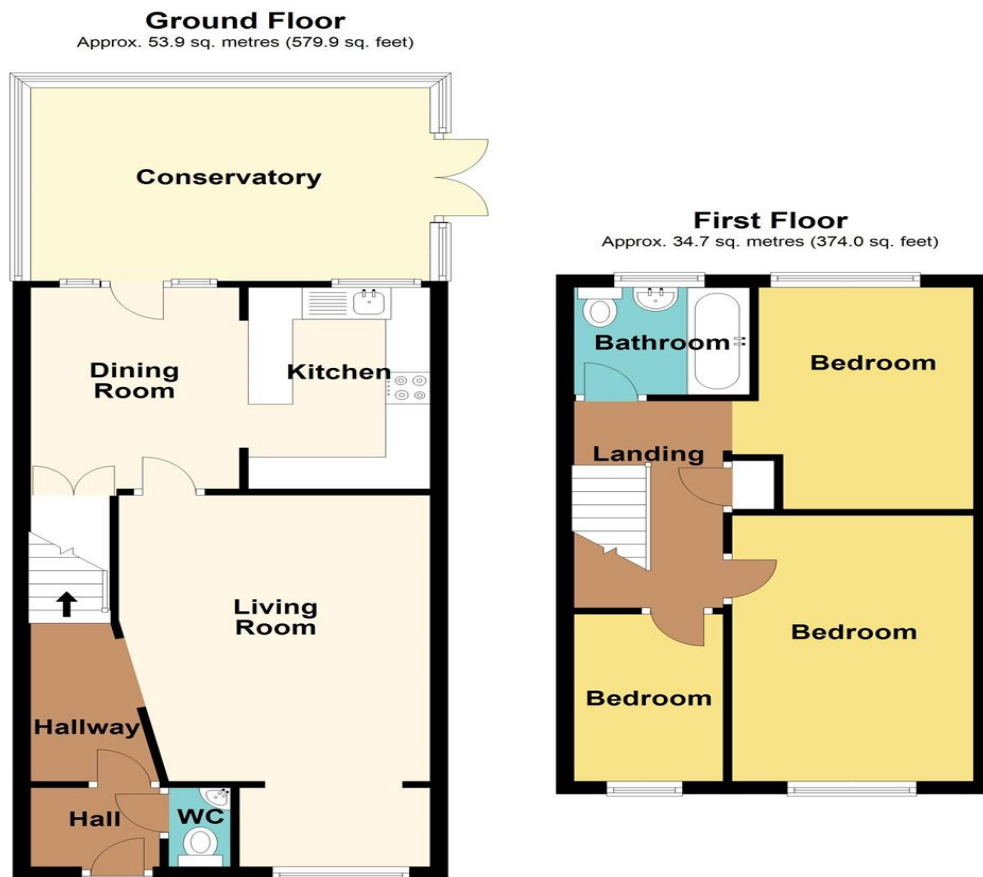
6' 6" x 5' 7" ( 1.98m x 1.70m )

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## Floorplan



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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