



## Violet Walk, Guide Price £225,000 to £235,000

- NO CHAIN
- DRIVEWAY AND SINGLE GARAGE
- Downstairs WC and Upstairs Family Bathroom
- Open-Plan Living
- Two-Tier Enclosed Rear GARDEN
- Close to Schools, Shops and Local Amenities
- Excellent Transport Links via Rogerstone



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**Pinkmove**

01633 746088  
team@pinkmove.co.uk





## About the property

No Chain! Modern 3-bed semi in Violet Walk, Rogerstone.  
Open-plan living, stylish kitchen/diner, two-tier garden, downstairs WC, family bathroom, driveway & garage. Close to top schools, amenities, and transport links.

## Accommodation

### Living Room

13' 11" x 14' 7" ( 4.24m x 4.45m )

max measurements

### Dining Room

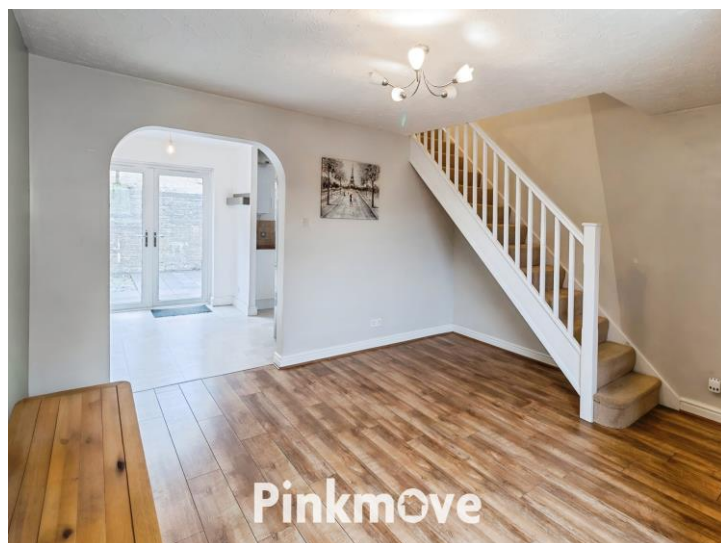
9' 1" x 7' 5" ( 2.77m x 2.26m )

### Kitchen

9' 1" x 6' 5" ( 2.77m x 1.96m )

### Downstairs Wc

5' 4" x 2' 9" ( 1.63m x 0.84m )



#### Bedroom 1

11' 5" x 8' 8" ( 3.48m x 2.64m )

#### Bedroom 2

9' x 8' ( 2.74m x 2.44m )

#### Bedroom 3

8' 1" x 6' 5" ( 2.46m x 1.96m )

#### Bathroom

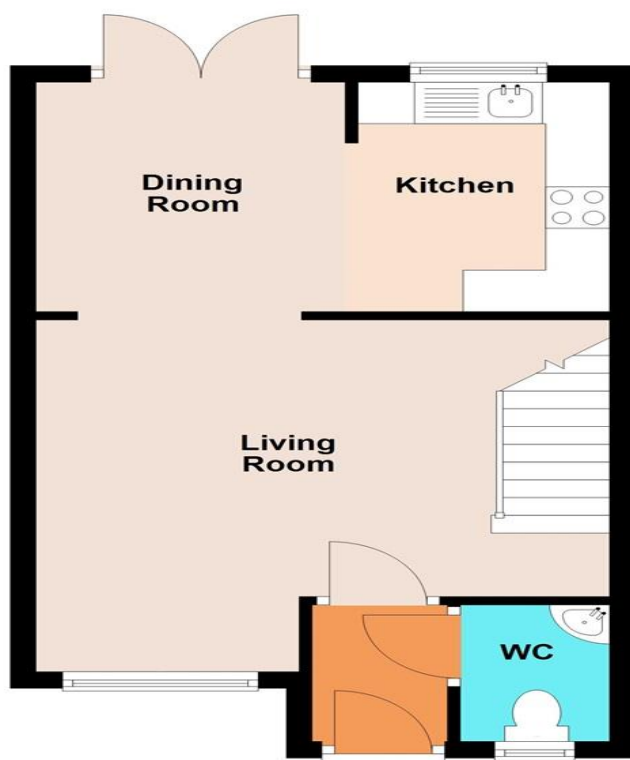
5' 7" x 6' 3" ( 1.70m x 1.91m )



## Floorplan

### Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



**Total area: approx. 65.7 sq. metres (707.0 sq. feet)**  
**32 Violet Walk**

## 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.