



9 Carnegie Close, Rogerstone, Newport NP10 9NF

****WELL PRESENTED DETACHED FAMILY HOME**GUIDE PRICE £440,000 TO £450,000**

Welcome to Carnegie Close, a charming property located in the heart of Rogerstone, Newport. This delightful house boasts 4 spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over. Situated in a peaceful neighbourhood, this property is perfect for those seeking a tranquil retreat away from the hustle and bustle of the city but also conveniently located for easy access to rail links and the M4 for those needing to commute and within an excellent school catchment area.

The house is a lovely welcoming place to call home and is sure to catch the eye of those who appreciate a spacious, well presented property with each room thoughtfully designed to maximise space and comfort. Whether you're looking to relax in the living room, whip up a delicious meal in the modern kitchen/dining/family room, or unwind in one of the four inviting bedrooms, this property offers a perfect blend of style and functionality.

Externally the property provides a garage with extended driveway, fantastic enclosed rear garden with lawn and decked area and large garden room providing the perfect entertaining or work from home space.

Don't miss the opportunity to make Carnegie Close your new home. Book a viewing today and experience the allure of this lovely house in person.

TENURE: We are advised Freehold

EPC: B

COUNCIL TAX BAND: F

- FANTASTIC WELL PRESENTED DETACHED PROPERTY
- UTILITY ROOM AND INTEGRATED GARAGE
- EXTENDED DRIVEWAY
- GUIDE PRICE £440,000 TO £450,000
- FOUR DOUBLE BEDROOMS WITH MASTER EN-SUITE
- ENCLOSED WELL PRESENTED GARDENS
- PERFECT FAMILY LIVING
- FITTED KITCHEN/DINING/FAMILY ROOM AND SEPARATE LOUNGE
- LARGE GARDEN ROOM
- VIEWING HIGHLY RECOMMENDED

Guide price £440,000

9 Carnegie Close, Jubilee Park, Rogerstone, Newport, NP10 9NF

Hallway

16'2" x 6'5" (4.95 x 1.98)

Double glazed front door, plaster walls and ceiling, laminate flooring, radiator, power points, stairs to first floor.

WC

5'7" x 2'11" (1.71 x 0.89)

Low level WC, pedestal wash hand basin, laminate flooring, splash back tiling, plaster walls and ceiling, radiator.

Lounge

15'10" x 10'6" (4.84 x 3.21)

UPVC double glazed bay window to front, plaster and papered walls and ceiling, herringbone style flooring, radiator, power points.

Kitchen/Dining/Family Room

9'9" x 28'0" (2.99 x 8.54)

Fitted with a range of modern cream gloss base and walls units, work surfaces over, stainless steel single drainer sink with mixer tap, integrated appliances include dishwasher, eye level double oven, gas hob with extractor hood, UPVC double glazed window to rear and UPVC double glazed French doors to rear, laminate flooring, splashback tiling, plaster walls and ceiling, open plan to dining/family space with wall mounted electric fire and mantle.

Utility Room

6'3" x 10'1" (1.91 x 3.08)

Base and wall units with work surface over, plumbing for automatic washing machine, space for appliances, vinyl flooring, door leading to garage.

Garage

13'3" x 10'1" (4.05 x 3.08)

Integrated garage, insulated and flooring, plasterboard walls and ceiling, power and lighting.

Landing

15'10" x 6'4" (4.85 x 1.95)

UPVC double glazed window to front, plaster walls and ceiling, carpeted, airing cupboard, power points, radiator, roof access hatch.

Bedroom One

10'0" x 12'0" (3.07 x 3.66)

UPVC double glazed window to rear, plaster walls and ceiling, built in wardrobes, carpeted, power points, radiator.

En Suite

5'2" x 7'10" (1.59 x 2.40)

Low level WC, pedestal wash hand basin, step in fully tiled shower cubicle, laminate flooring, plaster walls and ceiling.

Bedroom Two

10'0" x 13'7" (3.05 x 4.16)

UPVC double glazed window to rear, plaster walls and ceiling, carpeted, power points, radiator.

Bedroom Three

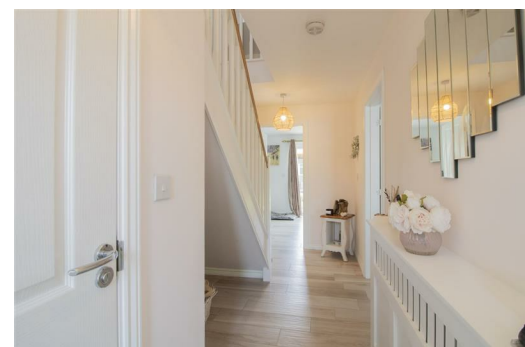
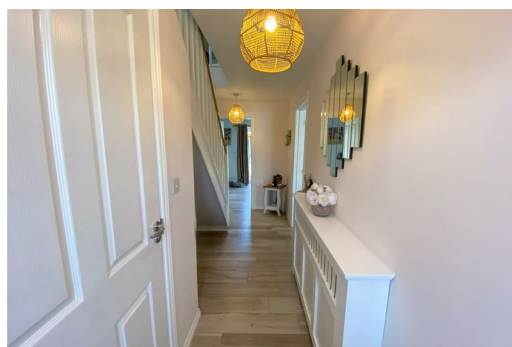
10'4" x 10'9" (3.16 x 3.29)

UPVC double glazed window to front, plaster walls and ceiling, built in wardrobes, carpeted, power points, radiator.

Bedroom Four

8'9" x 10'3" (2.68 x 3.13)

UPVC double glazed window to front, plaster walls and ceiling, carpeted, power point, radiator.



Bathroom

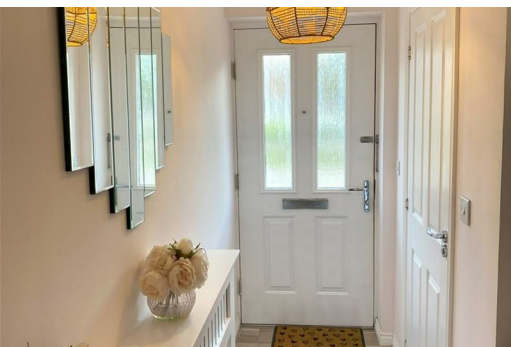
6'11" x 10'2" (2.11 x 3.12)

Panel bath, separate step in shower cubicle, pedestal wash hand basin, low level WC, splash back tiling, UPVC double glazed obscured window to rear.

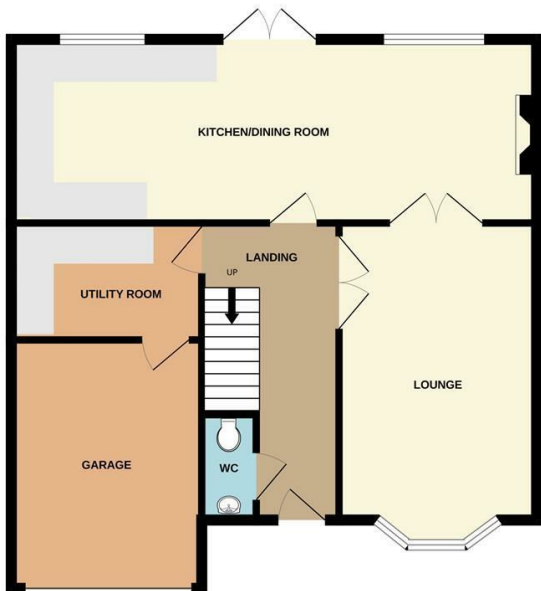
External

To the front: Extended double driveway providing ample off road parking leading to integrated garage with up and over door.

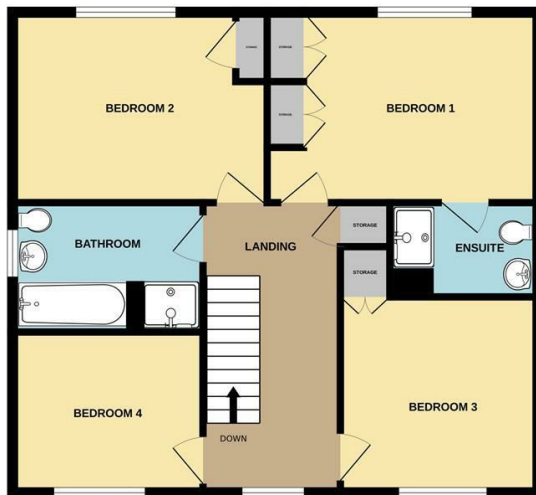
To the rear: Fully enclosed, private garden with large decking and lawn area with lift up storage and shed. Also included is a large garden room providing the ideal work from home/entertainment space. The garden room has been separated into two spaces, both are fully boarded and insulated with flooring, power and lighting and a built in bar area and x2 double glazed French doors.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

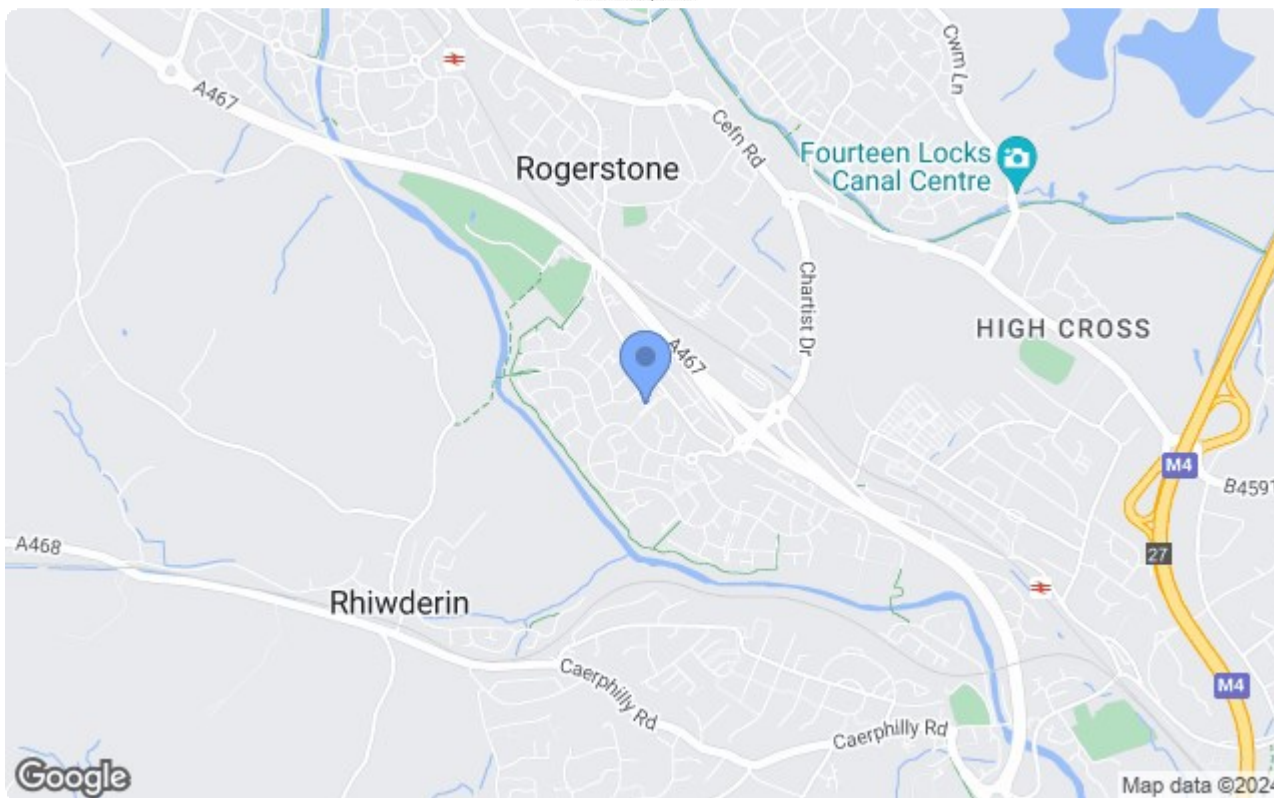


1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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