



## 7 Birch Grove, Newport NP10 9FR

**£244,950**

**\*\*IMMACULATELY PRESENTED SEMI DETACHED BUNGALOW\*\***

Welcome to this charming semi-detached bungalow nestled in the picturesque Birch Grove of Rogerstone, Newport. This delightful property boasts a lovely open plan living space boasting a beautiful fitted kitchen with large island leading to dining and lounge with French door leading to rear garden. With three double bedrooms, there's ample space for a growing family or visiting friends. The property features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a serene neighbourhood, this bungalow offers a peaceful retreat from the hustle and bustle of city life whilst being within easy reach of local amenities and rail and road networks. The convenience of parking and a garage adds to the appeal of this lovely home

Whether you're looking for a tranquil abode to call your own or a welcoming space to host loved ones, this semi-detached bungalow in Birch Grove is sure to capture your heart. Don't miss the opportunity to make this charming property your new home sweet home.

Tenure: We are advised Freehold  
EPC: C  
Council Tax Band: D



## Entrance

Via front door, laminate flooring leading to open plan kitchen/dining/living area.

## Utility area

Plumbing for automatic washing machine, shelving.

## Open Plan Kitchen/Dining/Living Room

30'2" x 12'0" (9.22 x 3.67)

Lovely open plan space, UPVC double glazed window to front and to rear, skylight, plaster walls and ceiling, fitted with navy units incorporated into a large island with work surface over with pop up power points, stainless steel single drainer sink with mixer tap, integrated appliances include a dishwasher, oven and hob, x2 vertical radiators, power points, roof access hatch, laminate flooring throughout.

## Hallway

Large pantry storage cupboard with shelving and lighting, plaster walls and ceiling, radiator.

## Bedroom 1

15'1" x 11'8" (4.61 x 3.57)

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

## Bedroom 2

9'1" x 10'2" (2.78 x 3.11)

UPVC double glazed window to rear, papered walls and plaster and coved ceiling, heater, power points, laminate flooring.

## Bedroom 3

13'1" x 8'8" (4.00 x 2.65)

UPVC double glazed window to front, plaster walls and ceiling, roof access hatch, radiator, power points, laminate flooring.

## Bathroom

5'3" x 5'2" (1.61 x 1.59)

Fitted with white suite comprising of panel bath with shower over, pedestal wash hand basin, fully tiled, UPVC double glazed window, radiator.

## WC

5'6" x 2'8" (1.69 x 0.82)

UPVC double glazed window to rear, plaster walls and ceiling, low level WC.

## External

To the front: Well laid gardens, with chipping and plants, paved pathway, artificial lawn.

To the rear and side: Side access, artificial lawn, composite fencing around, raised area.

Garage with remote roller shutter door and parking space.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.