



2 Marigold Close, Newport NP10 9AZ

Offers in the region of £329,950

****WELL PRESENTED THREE BEDROOM DETACHED HOUSE** SOUGHT AFTER LOCATION****

Nestled in the charming area of Marigold Close, Rogerstone, Newport, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces. Additionally, the property features main bathroom, en-suite and ground floor wc, providing ample convenience for busy households and ensuring that everyone has their own space. The house boasts a lounge, dining room and conservatory, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces. Additionally, the property features a lovely fitted kitchen with utility room and door leading to integral garage.

Parking is a breeze with a garage and driveway, making it an excellent choice for families with multiple cars or for those who enjoy hosting visitors. The surrounding area of Rogerstone is known for its friendly community and convenient amenities and excellent schools, making it a desirable location for both families and professionals alike with easy access to rail and road links making commuting easily accessible. This property presents a wonderful opportunity to create a home that suits your lifestyle. With its modern features and spacious layout, it is sure to impress. Do not miss the chance to make this lovely house your new home in Newport.

TENURE: We are advised Freehold
COUNCIL TAX BAND: E
EPC: D



Entrance Hall

UPVC double glazed door, wallpapered and plastered walls, textured ceiling, laminate floor, carpeted stairs, radiator, power points.

Lounge

13'2" x 12'7" (4.03 x 3.84)

UPVC double glazed bay window to front, wallpapered and plastered walls, textured ceiling, gas fire with feature surround, carpet to floor, radiator, power points.

Dining Room

9'7" x 9'10" (2.93 x 3.01)

UPVC double glazed sliding patio doors to rear, plastered walls, textured ceiling, carpet to floor, radiator, power points.

Kitchen

9'7" x 9'4" (2.94 x 2.86)

UPVC double glazed window to rear, matching high gloss base and wall units, roll edge worktop, integrated double electric oven and five burner gas hob, sink with drainer and mixer tap, plastered walls, tile splash back, textured ceiling, vinyl floor, radiator, power points.

Utility Room

7'9" x 5'7" (2.37 x 1.72)

UPVC double glazed window and door to rear, base units with roll edge worktop, stainless steel sink with drainer and mixer tap, combi boiler, plumbing for washing machine, door to garage, vinyl floor, radiator, power points

Conservatory

7'9" x 11'4" (2.38 x 3.46)

UPVC double glazed windows and sliding patio doors, plastered wall, laminate floor, power points.

W/C

.278'10" x 6'7" (.85 x 2.02)

UPVC doubled glazed obscured window to front, vanity sink unit with basin, close couple w/c, plastered walls, textured ceiling, tiled floor, radiator.

Landing

Wallpapered and plastered walls, textured ceiling, carpet to floor, power points.

Bedroom 1

10'6" x 11'7" (3.22 x 3.54)

UPVC double glazed window to front, fitted wardrobes, plastered walls, textured ceiling, carpet to floor, radiator, power points.

En- Suite

3'10" x 8'10" (1.19 x 2.7)

UPVC double glazed obscured window to side, low level w/c, pedestal hand wash basin, shower, wood panelled and papered walls, tile splash back, textured ceiling, vinyl floor, radiator.

Bedroom 2

9'4" x 13'1" (2.87 x 3.99)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet to floor, radiator, power points.

Bedroom 3

7'4" x 8'0" (2.25 x 2.44)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet to floor, radiator, power points.

Bathroom

6'8" x 6'2" (2.04 x 1.89)

UPVC double glazed obscured window to rear, panel bath, tile splash back, pedestal hand wash basin, low level w/c tiled floor, plastered walls, textured ceiling, radiator,

Garage

Electric roller shutter door.

External

To Front: Driveway, garage, slate chippings with shrubbery.

To Rear: Paved patio area with small sunken pond, grass lawn area, hedging, shrubbery and flowers.

