

21 Gerbera Drive Rogerstone Newport



WELL PRESENTED FOUR BEDROOM DETACHED HOME IN AFON VILLAGE

- FOUR BEDROOM DETACHED FAMILY HOME
- ROGERSTONE LOCATION
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- KITCHEN WITH ADJOINING UTILITY ROOM
- GROUND FLOOR WC
- FAMILY BATHROOM AND ENSUITE TO MAIN BEDROOM
- DRIVEWAY LEADING TO GARAGE
- GENEROUS SIZED PLOT
- BASSALEG COMPREHENSIVE SCHOOL CATCHMENT
- MAJOR ROAD CONNECTION EASILY ACCESSIBLE

Guide Price £350,000

Tel: 01633 212 666 **www.nuttallparker.com**

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Gerbera Drive, Rogerstone, NP10 9JD

Introduction

GUIDE PRICE £350,000 - £360,000. A fantastic opportunity to purchase this well presented and improved detached family home situated on the edge of Afon Village in Rogerstone, offering easy access to excellent amenities and major road connections. Bus stops, well regarded schools and supermarkets are all close by as well as Rogerstone train station allowing an easy commute to Cardiff and beyond. The M4 motorway is also close by at J28, with both Cardiff and Bristol being easily accessible.

The property was built by Westbury Homes in the late 2000's and has been owned by the same family ever since. During their ownership the property has had various improvements to include a replacement bathroom, ensuite and ground floor WC, the addition of a conservatory and a new gas combination boiler.

As we enter the property we are welcomed into the hallway which leads off to a lounge, conservatory, dining room and a good sized kitchen with adjoining utility room, plus the added convenience of a ground floor WC located just off the hallway. Stairs lead up to the landing with doors off to four bedrooms (three of which feature built-in wardrobes) and a family bathroom as well as an ensuite to bedroom 1.

Outside, the frontage offers ample parking and a garage which can be accessed by the front up and over door and rear pedestrian door into the garden. The rear garden is of good size, relatively private and laid to lawn and patio.

Please contact our office today if you'd like to discuss more about what this lovely home has to offer.

Council tax

Band E

Tenure

Freehold


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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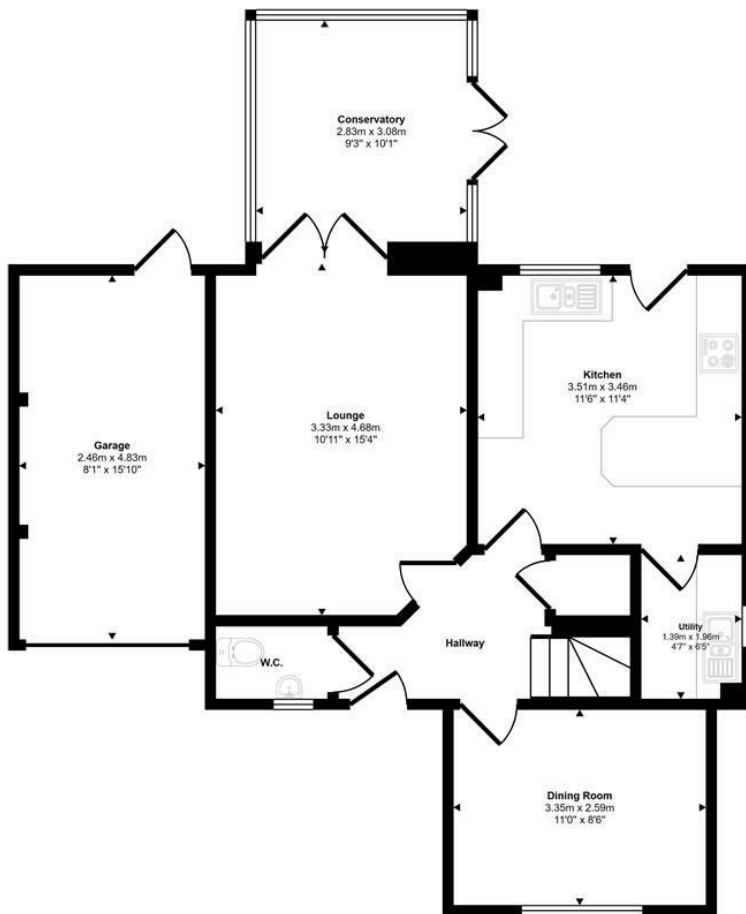
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales	EU Directive 2002/91/EC	

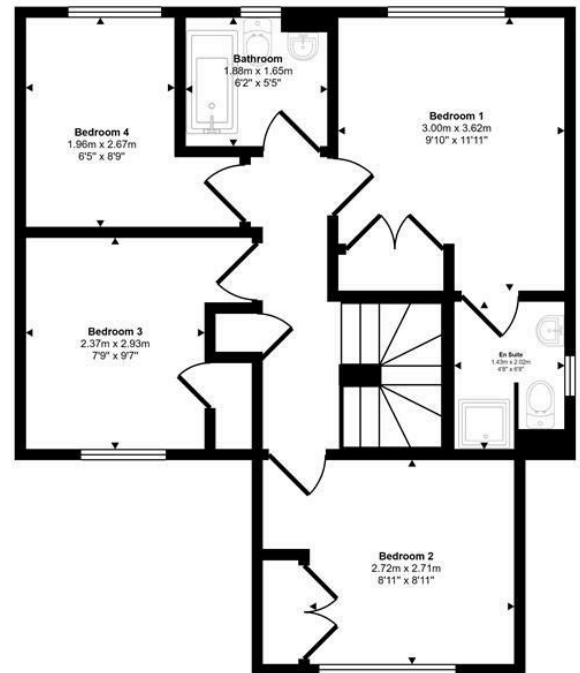
Environmental Impact (CO₂) Rating

	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	

Approx Gross Internal Area
121 sq m / 1305 sq ft



Ground Floor
Approx 71 sq m / 761 sq ft



First Floor
Approx 51 sq m / 544 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.