

**32 Hurricane Way
Rogerstone
Newport**



STUNNING THREE BEDROOM DETACHED HOME IN JUBILEE PARK

- BEAUTIFULLY PRESENTED DETACHED HOME
- THREE BEDROOMS
- MAIN BATHROOM PLUS EN-SUITE
- LOVELY LOUNGE WITH IMPRESSIVE MEDIA WALL
- STYLISH KITCHEN
- GROUND FLOOR WC
- LARGER THAN AVERAGE PLOT
- END OF CUL-DE-SAC POSITION
- EXCELLENT AMENITIES CLOSE BY
- NEAR TO MAIN ROAD CONNECTIONS

£315,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

1 Church Street,
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01443 485000

Hurricane Way, Rogerstone, NP10 9NJ

Introduction

A fantastic opportunity to purchase this stunning family home situated in the ever popular Jubilee Park development in Rogerstone, occupying this larger than average plot at the end of the street. There are plenty of amenities close by including well regarded schools, bus stops and local shops as well as the M4 being just around the corner.

On entering the property, we are welcomed into the hallway which leads off to the kitchen, WC and a beautiful lounge with feature media wall and doors leading out to the rear garden. Upstairs, there are three good sized bedrooms (bedroom's 1 & 2 featuring built-in wardrobes), a family bathroom plus an en-suite to bedroom 1.

Outside, there is a tandem driveway to the side and a gate leading to the rear garden which is a great size and laid to patio, grass and decking.

Further information can be found below however we recommend a viewing to appreciate what this stunning home has to offer

Tenure

Freehold. We are advised there is an annual service charge equating to approximately £250

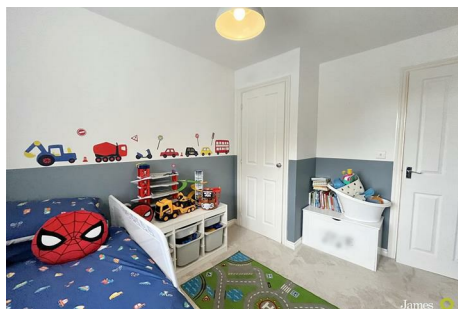
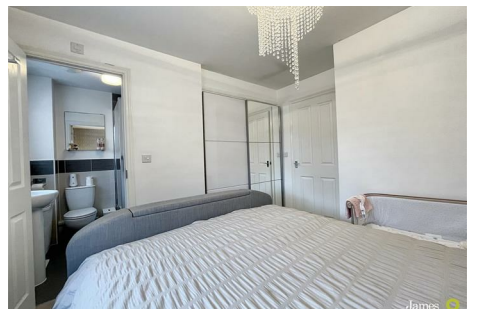
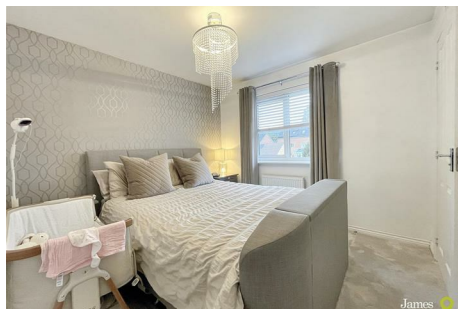
Council tax

Band E

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.






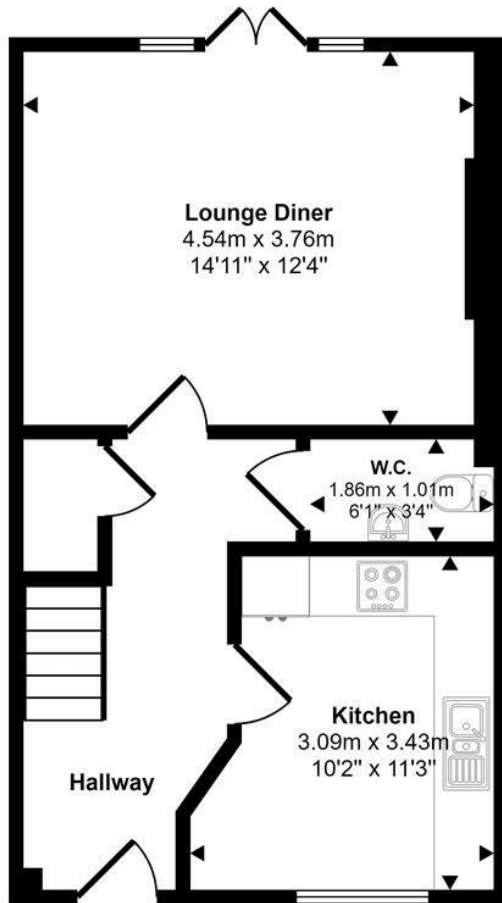
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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 (CO₂) Rating

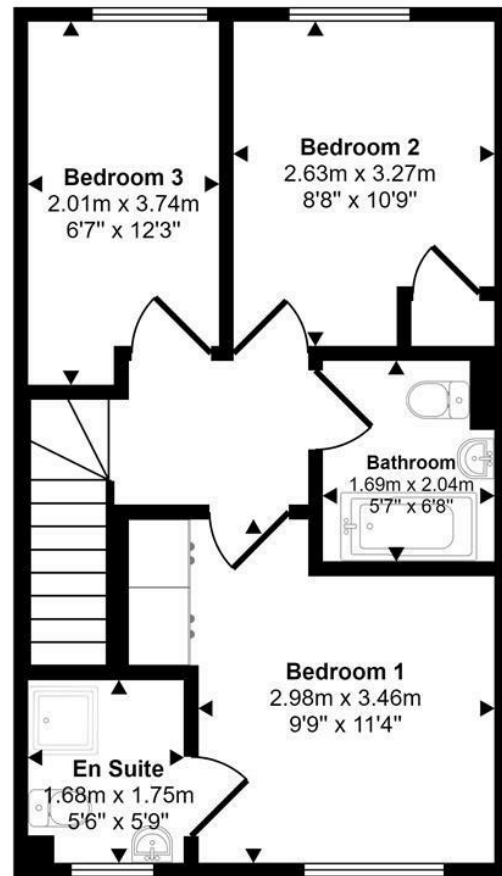
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor

Approx 40 sq m / 434 sq ft



First Floor

Approx 41 sq m / 438 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.