

11 Delphinium Road Rogerstone Newport



A SUPERB DETACHED HOME WITH DOUBLE GARAGE

- IMMACULATELY PRESENTED DETACHED HOME
- FOUR GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE WITH SEPARATE DINING ROOM
- IMPRESSIVE ENTRANCE HALLWAY
- NEWLY FITTED KITCHEN WITH UTILITY AREA
- GROUND FLOOR WC, FIRST FLOOR BATHROOM PLUS ENSUITE
- DETACHED DOUBLE GARAGE AND DRIVEWAY
- ENCLOSED AND WELL KEPT REAR GARDEN
- PERFECTLY SITUATED CLOSE TO EXCELLENT AMENITIES
- MUST BE VIEWED

£350,000

Delphinium Road, Rogerstone

Introduction

A fantastic opportunity to acquire this very nicely presented and spacious detached family home situated within this lovely cul-de-sac in Afon Village, offering generous room proportions, easy access to useful amenities and great school catchments. There are also excellent commuter links close by such as the M4 motorway providing an easy commute to Cardiff, Bristol and beyond and the A467 towards the Valleys. Rogerstone Train Station is also a few minutes walk away which takes you directly to Cardiff Central Train Station.

Upon entering the property, you are welcomed into the entrance hallway with doors off to a spacious lounge, dining room, ground floor WC and a newly fitted kitchen/breakfast room with utility area. Upstairs, the galley landing leads off to 4 good sized bedrooms and a family bathroom, as well as an ensuite to the master bedroom.

The property also offers a lovely, enclosed rear garden which is laid to a mixture of decking (with pergola), patio and artificial grass as well as having an attractive rockery/water fountain area. A rear door leads in to the detached DOUBLE GARAGE which can also be accessed by twin up and over doors to the front and a double driveway.

Further information on what this superb family home has to offer can be found below;

The Approach

The front garden area is surrounded by attractive and manicured hedges and features a well kept lawn area and a path that leads you to the front door which benefits from a storm canopy.

GROUND FLOOR

Entrance Hallway

Accessed via a red metal door you are lead into the main hallway. Laminate flooring, plastered walls and ceiling with coving and spotlights, uPVC double glazed window to the front. Doors off to the ground floor rooms and a staircase up to the first floor.

Lounge 19'8" x 10'8" (6.01 x 3.26)

Accessed via double doors from the main hallway, solid oak flooring, walls are a mixture of plaster and paper with two wall lights, plastered ceiling with coving, gas fire set in a marble back and hearth with solid oak mantel, uPVC double glazed window to the front and uPVC double glazed doors out to the rear garden.

Dining Room 10'0" x 9'9" (3.06 x 2.99)

Continued laminate flooring from the hallway, plastered walls and ceiling with coving, uPVC double glazed window to the front.

WC/Cloakroom 5'4" x 3'2" (1.65 x 0.99)

A modern white two piece suite comprising of a corner porcelain sink and WC, vinyl flooring, plastered walls and ceiling, opaque uPVC double glazed window to the front

Kitchen/Breakfast Room (plus utility area) 18'6" max x 9'8" max (5.64 max x 2.95 max)

A newly fitted oak effect kitchen with a range of wall and base units as well as a breakfast bar. Dark, marble effect worktops with a composite sink with drainer and mixer tap, electric induction hobs inset. Integrated Rangemaster fridge/freezer, Neff dishwasher and a Neff double oven with slide-away door where the top oven also functions as a microwave, plus a heated drawer at the bottom, stainless steel extractor hood. Tiled flooring, plastered walls and ceiling with spotlights (matching under-counter lighting also), wired-in audio speakers to the ceiling. Archway through to the utility area which has an additional sink plus floor to ceiling cupboards which has power and plumbing for washing machine and tumble dryer. Door out to the rear garden.

FIRST FLOOR

Landing

A gallery landing with doors off to the first floor rooms, airing cupboard housing gas boiler and a hatch to the loft space which has a pull down ladder and some boarding for storage space.

Bedroom 1 11'9" max x 10'11" (3.59 max x 3.34)

Carpet flooring, plastered walls and ceiling with coving, built in double wardrobes, uPVC double glazed window to the rear. Door to en-suite.

En-Suite 7'10" x 5'1" (2.39 x 1.55)

Vinyl flooring, plastered walls with tiling to splash backs, plastered ceiling with spotlights, double shower set within tempered glass cubicle, WC and a sink, opaque uPVC double glazed window to the rear. Extractor fan, central heating radiator

Bedroom 2 11'3" max x 9'7" (3.43 max x 2.93)

Carpet flooring, plastered walls and ceiling with coving, uPVC double glazed window to the rear

Bedroom 3 9'11" x 8'1" (3.03 x 2.48)

Carpet flooring, plastered walls and ceiling with coving, uPVC double glazed window to the front

Bedroom 4 10'5" max x 7'8" (3.20 max x 2.34)

Laminate flooring, plastered walls (one wall is papered) and ceiling with coving, uPVC double glazed window to the front

Bathroom 8'7" x 6'9" max (2.64 x 2.06 max)

Vinyl flooring, plastered walls with tiling to splash backs, plastered ceiling with spotlights, chrome heated towel rail plus radiator, ceiling mounted extractor fan. The suite comprises of a WC, sink and a bath with shower over. Opaque uPVC double glazed window to the front.

OUTSIDE**Front**

An attractive and well kept front lawn surrounded by low hedges. Pathway to front door with storm canopy.

Rear Garden

A much improved rear garden laid to artificial lawn and patio area as well as decking with pergola over, attractive rockery area to the top corner which has a water fountain and mature plantings and shrubbery. Rear access door to the detached double garage.

Double garage and driveway

Accessed either via twin up and over doors to the front or from a side door from the garden. Power and lighting as well as additional storage space within the pitched roof. Double-width driveway providing parking for two cars.

Tenure

We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase

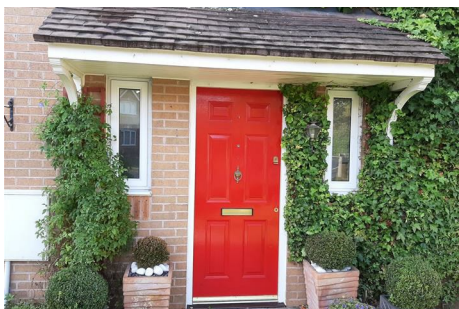
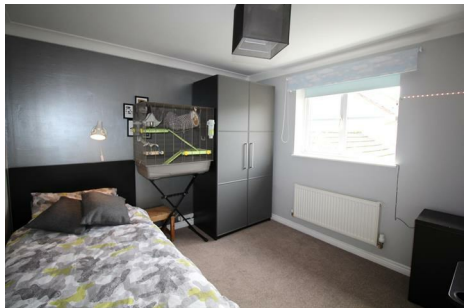
Services

All mains services are connected to the property

Viewings

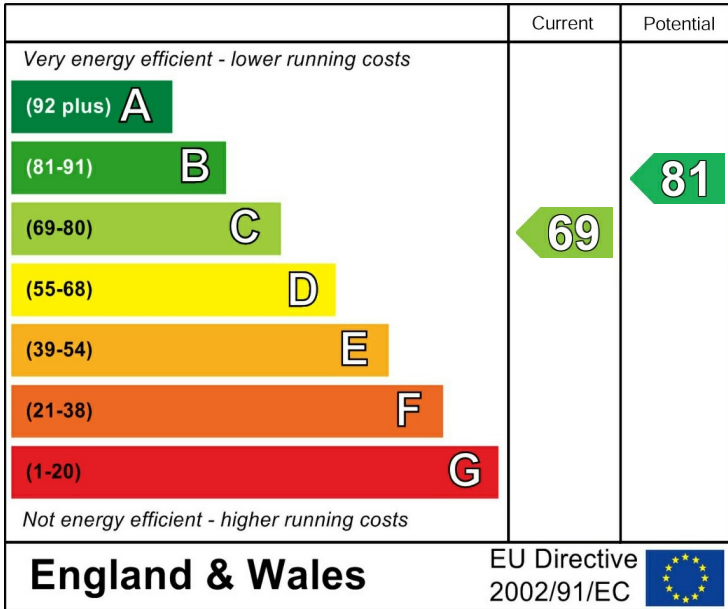
By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

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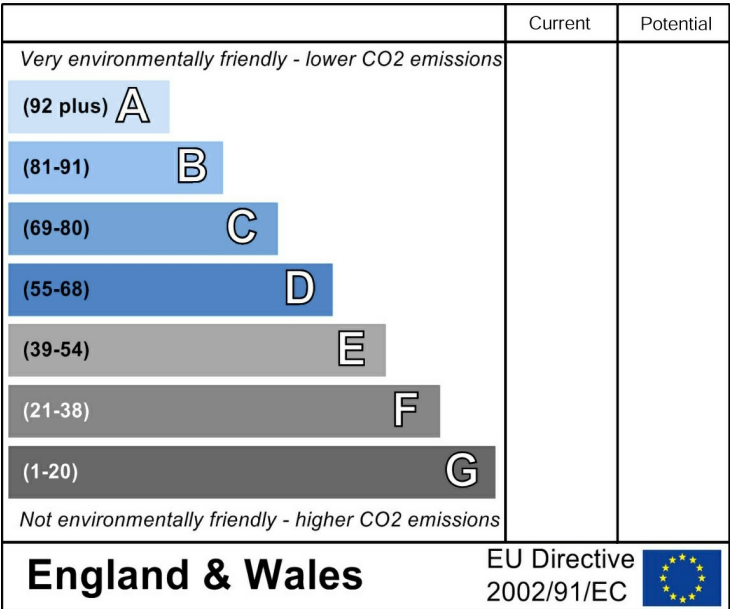




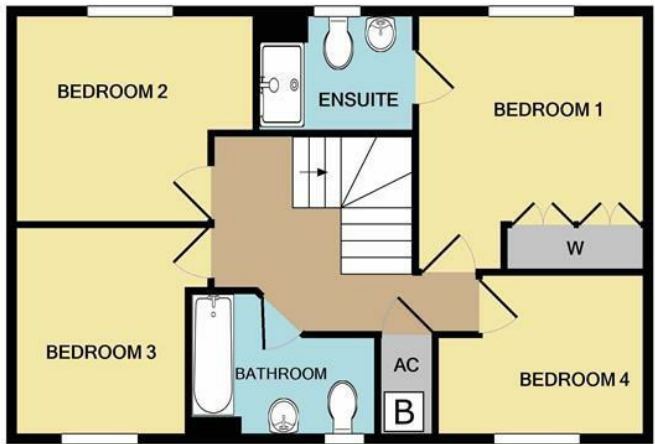
Energy Efficiency Rating



Environmental Impact (CO₂) Rating



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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