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Risca Road, Rogerstone Newport

offers in excess of £410,000

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## About the property

The inviting reception room features a charming fireplace and parquet wood flooring, creating a warm, sophisticated space ideal for relaxation and entertaining. The kitchen, complete with a dining area, is designed to enhance the joy of cooking and dining at home. A parquet-floored inner hallway adds to the home's refined ambiance.

With three generously sized bedrooms and a newly renovated shower room, the property provides ample space to meet various lifestyle needs. Each room is thoughtfully arranged to exude warmth and comfort, consistent with the property's overall impeccable upkeep.

Outside, a beautifully maintained private garden, garage, and driveway-leading to an additional gated drive-enhance the property's appeal while offering practical amenities for modern living.

Located in a vibrant and highly sought-after area, the bungalow benefits from close proximity to public transportation, a golf course, scenic canal paths, and local amenities, making it an ideal choice for those who value suburban tranquillity combined with easy city access.

In essence, this property seamlessly combines comfort, style, and functionality, making it an exceptional home that promises a serene and enjoyable living experience. Offered with no onward chain.

## Accommodation

### Kitchen

Enter via an opaque UPVC double glazed door. Fitted with a good range of storage units with laminate worktops incorporating a sink and drainer. Electric cooker to remain with cooker hood over. Integrated washing machine. Wall cupboards. Space for fridge freezer. Ceramic tile flooring. Tiled splashbacks. Radiator. Opaque glazed door to hallway. Glazed double doors to;

### Dining Space/Further Kitchen

8' 8" x 8' ( 2.64m x 2.44m )  
Range of base units with laminate worktops. Wall cupboards. Wood laminate flooring. Radiator. UPVC double glazed window to rear elevation. Radiator.

### Inner Hallway

Feature parquet wood flooring. Folding doors to airing cupboard. Doors to bedrooms, shower room and lounge. Access to loft housing a wall mounted Ideal combination boiler fitted in 2020 (vendor informed).

### Lounge

18' x 12' 7" ( 5.49m x 3.84m )  
A light and airy room with UPVC double glazed window to front elevation. Feature fireplace with living flame effect gas fire. Feature Oak parquet flooring. Feature glass blocks to hallway.

### Bedroom One

11' 11" x 11' 6" ( 3.63m x 3.51m )  
UPVC double glazed window to rear elevation. Radiator. Wardrobes to remain.







## Bedroom Two

8' 8" x 11' 5" max into doorway ( 2.64m x 3.48m max into doorway )

UPVC double glazed window to rear elevation.

Radiator. Fitted wardrobes with sliding doors. Radiator.

## Bedroom Three

10' 8" x 9' 2" ( 3.25m x 2.79m )

UPVC double glazed patio doors to front elevation.

Radiator.

## Shower Room

Comprising close coupled WC, pedestal wash hand basin and walk in shower area with rainfall shower and further shower attachment. Wood laminate flooring. Two opaque UPVC double glazed windows to side elevation. Tiled splashbacks. Radiator.

## Outside

Set on a sizeable plot with landscaped gardens. To the front is a landscaped low maintenance garden with paved pathways and feature rockery stocked with shrubs. Patio area. driveway leading to side with a further gated driveway leading to carport and garage. Outside tap.



To the rear is an enclosed landscaped garden with paved patio area. Gate to area laid to artificial grass. Well stocked flower beds to borders with mature plants and shrubs..Patio area. Summerhouse. Gate to bin storage area. Further patio area. Door to garden shed.

## Garage

19' 10" x 10' 1" ( 6.05m x 3.07m )

Opaque UPVC double glazed window to side. Power and light









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