



Risca Road, Rogerstone Newport offers in excess of £375,000



po peter alan

# 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 soughtafter 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.









8' 8" x 11' 5" max into doorway (  $2.64 \mathrm{m} \times 3.48 \mathrm{m} \, \mathrm{max}$  into doorway )

UPVC double glazed window to rear elevation. Radiator. Fitted wardrobes with sliding doors. Radiator.

#### **Bedroom Three**

10' 8"  $\times$  9' 2" (  $3.25m \times 2.79m$  ) UPVC double glazed patio doors to front elevation. Radiator.

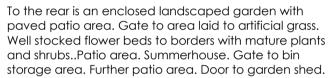
#### **Shower Room**

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.





### Garage

19' 10"  $\times$  10' 1" (  $6.05m \times 3.07m$  ) Opaque UPVC double glazed window to side. Power and light

















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