



Pontymason Lane, £250,000

- Three bedrooms
- Detached
- Garage
- Sought after location
- Requires updating
- Garden
- EPC Rating: D



 3  2  1



About the property

A superb opportunity to acquire this three-bedroom detached family home, ideally positioned in a sought-after and highly convenient residential area of Rogerstone, Newport. The property benefits from off-road parking, a secure garage, and a spacious conservatory. While some modernisation is required, it is competitively priced to reflect this, offering excellent potential as a family home or investment.

The accommodation begins with an entrance hall providing access to all ground floor rooms, including a useful guest WC. The main reception space is a generous living room with ample room for family seating. To the rear, the open-plan kitchen and dining area is fitted with a range of units and worktop space, with plenty of room to accommodate a family dining table. Sliding doors from the dining area open into a large conservatory, offering further space for dining or relaxation with views over the garden.

Upstairs, the first-floor landing leads to three bedrooms, including two well-proportioned doubles and a third single bedroom. The principal bedroom benefits from built-in wardrobes and overhead storage. The family bathroom comprises a WC, wash hand basin, and a panelled bath with a fixed overhead shower and tiled surround.



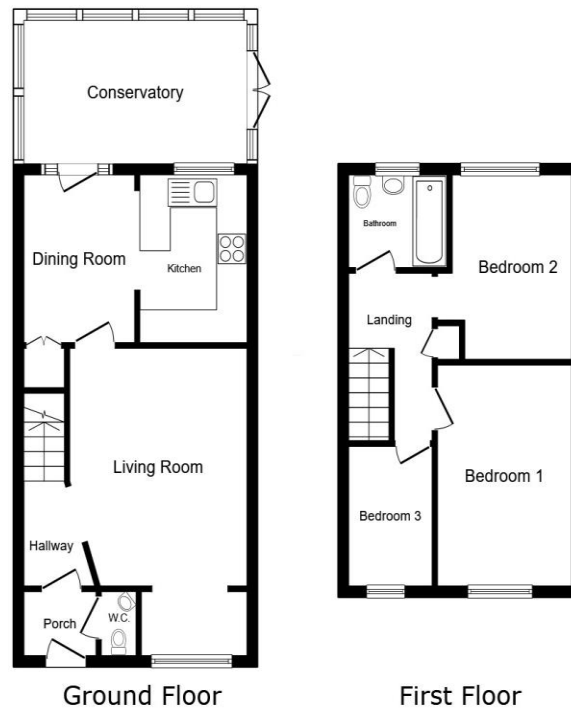
Accommodation

Hallway	9' 1" x 6' 7" (2.77m x 2.01m)
Wc	Outside
Lounge	Garage
11' 6" x 19' 8" (3.51m x 5.99m)	
Kitchen/Dining Room	
10' 8" x 15' (3.25m x 4.57m)	
Conservatory	
9' 9" x 13' 6" (2.97m x 4.11m)	
First Floor Landing	
Bathroom	
Bedroom One	
13' 10" x 8' 3" (4.22m x 2.51m)	
Bedroom Two	
11' 8" x 8' 1" (3.56m x 2.46m)	
Bedroom Three	

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Floorplan



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