



 peter
alan

 4  3  4

Risca Road, Rogerstone Newport

offers over £650,000

 peter
alan

01633 221892
newport@peteralan.co.uk



About the property

--This exceptional detached family home, which featured on the BBC's Wales' Home of the Year and has been showcased in several prestigious interior and lifestyle magazines, presents a rare opportunity to acquire a truly remarkable property in one of the area's most desirable locations. Celebrated for its bold maximalist design and distinctive interiors, the home captivated the show's judges with its unique and eclectic character.

Deceptively spacious and beautifully presented throughout, the accommodation includes an inviting entrance hall, a sitting room flowing into a generous living space, a versatile study or dining room, a well-appointed bathroom, and an impressive open-plan dining area that seamlessly connects to a high-quality kitchen complete with abundant storage and premium finishes. The property offers four well-proportioned bedrooms, including a principal suite with a recently refitted luxury ensuite bathroom, as well as a stylish family shower room.

The exterior is equally impressive, featuring a larger-than-average landscaped rear garden designed for both relaxation and entertaining. With mature trees, shrubs, and thoughtfully designed seating areas, the garden provides a private and tranquil outdoor space. The property also benefits from ample off-road parking via a driveway to the front.

Accommodation

Location

Ideally positioned for convenient access to the M4, making it a superb choice for commuters travelling to Cardiff, Bristol and beyond. The property is also within close proximity to both Rogerstone and Newport train stations, offering excellent rail links. Rogerstone is a highly sought-after residential location, renowned for its community feel, local pubs and restaurants, and its inclusion within the catchment area for the well-regarded Bassaleg Secondary School. Newport city centre is just a short distance away, providing a wide selection of high street shops, amenities and services.

Hallway

Access is gained through a composite front door with opaque glazed panels and matching side lights. The entrance hall features striking chequered LVT flooring, seamlessly transitioning to elegant oak parquet. A staircase rises to the first floor, while internal doors provide access to an understairs storage cupboard, the dining room, bathroom, and the kitchen/dining area. A contemporary vertical radiator adds a stylish, modern touch to the space.

Sitting Room

9' 1" x 12' 11" (2.77m x 3.94m)
Finished with elegant engineered oak flooring, this stylish space is illuminated by a UPVC double-glazed window to the front elevation. Warmed by a radiator, it flows seamlessly into the lounge, enhancing the sense of light and openness.

Lounge





21' 10" x 12' (6.65m x 3.66m)

The room is beautifully finished with rich oak parquet flooring and centred around an elegant feature fireplace, creating a warm and inviting focal point. UPVC double-glazed patio doors open directly onto the rear garden, allowing natural light to flood the space, while a radiator ensures comfort throughout the seasons.

Dining Room/Sitting Room

12' 2" x 13' (3.71m x 3.96m)

A versatile and beautifully presented room, enjoying a front-facing aspect through a UPVC double-glazed window. The space is elegantly finished with classic oak parquet flooring and warmed by a radiator, offering both style and comfort.

Bathroom

8' 6" x 9' 2" (2.59m x 2.79m)

This exceptional luxury suite is appointed to an impressive standard, featuring a sumptuous Jacuzzi bath and a stylish wash hand basin set within a rich walnut vanity unit, topped with marble and an inset sink. A close-coupled WC is complemented by a corner shower cubicle, offering both practicality and indulgence. The room is finished with high-quality LVT flooring and benefits from an opaque UPVC double-glazed window to the side elevation, providing natural light while maintaining privacy.



Kitchen/Dining Room

21' 8" max x 31' 2" max (6.60m max x 9.50m max)

This beautifully designed open-plan space begins with a versatile dining or sitting area, elegantly finished with rich parquet flooring and illuminated by UPVC double-glazed patio doors opening directly onto the rear garden. Warmth is provided by both an electric wall heater and a traditional radiator. The room flows seamlessly into an impressive and generously proportioned kitchen, appointed with an extensive range of base units topped with laminate work surfaces, incorporating a ceramic double sink with mixer taps. A complementary selection of wall cupboards, open shelving, and a charming feature dresser with plate rack add character and practicality.

The kitchen is equipped to a high specification, featuring an electric induction hob, a centre island with breakfast bar, integrated dishwasher, double oven, and microwave, as well as an American-style fridge freezer. A washing machine and dryer are also included. Natural light floods the space through four Velux windows, along with UPVC double-glazed windows to the side and rear, and an additional UPVC double-glazed door opening to the garden. The area is finished with stylish LVT flooring, blending durability with contemporary appeal.



First Floor Landing

A superb galleried-style landing, bathed in natural light from a front-facing Velux window, provides an elegant approach to the bedrooms and family bathroom. Warmed by a radiator, this attractive space also offers access to the loft.

Bedroom One

12' 10" x 12' 11" (3.91m x 3.94m)

The superb principal bedroom is elegantly presented, enjoying serene views over the rear garden through a UPVC double-glazed window. Warmed by a radiator, this inviting space offers direct access to a well-appointed dressing room and a luxurious en suite, creating a private and indulgent retreat.

Ensuite Bathroom

13' x 7' 10" (3.96m x 2.39m)

The sumptuous luxury en suite features an oversized bath, a close-coupled concealed WC, and a stylish wash hand basin set within a sleek vanity unit. A generous double shower enclosure is enhanced by striking feature-tiled splashbacks, while a heated towel rail adds both comfort and elegance. The space is finished with contemporary LVT flooring and inset spotlights, with an opaque UPVC double-glazed window



to the rear elevation providing natural light while ensuring privacy.

Dressing Room

8' 6" x 8' 9" (2.59m x 2.67m)

A highly practical and well-appointed room, thoughtfully fitted with an extensive range of hanging space, integrated storage, and drawers, combining functionality with a sleek, organised finish.

Bedroom Two

13' 1" x 13' (3.99m x 3.96m)

Beautifully presented and tastefully decorated, this elegant room enjoys a rear-facing aspect through a UPVC double-glazed window. Bespoke fitted wardrobes and drawers provide ample storage, while a radiator ensures comfort throughout the seasons.

Bedroom Three

13' x 9' 9" (3.96m x 2.97m)

Stylishly designed and impeccably presented, this inviting room features a front-facing UPVC double-glazed window, allowing natural light to enhance the space, while a radiator provides warmth and comfort.

Bedroom Four



12' 11" x 9' 10" to robes (3.94m x 3.00m to robes)
A stylishly appointed room featuring a UPVC double-glazed window to the front elevation, complemented by built-in wardrobes that offer excellent storage. The space is warmed by a radiator, combining comfort with elegant design.

Shower Room

This beautifully appointed luxury shower room features a contemporary wash hand basin and concealed close-coupled WC, both set within a sleek vanity unit offering integrated storage. The stylish shower cubicle is fitted with a rainfall shower and an additional handheld attachment for convenience. Finished with high-quality LVT flooring and warmed by a radiator, the room is naturally lit by an opaque UPVC double-glazed window to the side elevation, ensuring both light and privacy.

Outside

Front - The landscaped front garden is attractively arranged and well stocked with a variety of mature plants and shrubs, complemented by an elegant water feature. A private driveway provides off-road parking for up to three vehicles.

Rear - The impressive, larger-than-average rear garden is fully enclosed and beautifully landscaped, offering a sense of privacy and tranquillity. A feature paved patio



area is framed by mature planting and a decorative water feature, alongside a hot tub with a pergola above for year-round enjoyment. Steps rise to magnificent tiered gardens, extensively planted with an array of specimen plants, shrubs, and trees. Throughout the garden, thoughtfully positioned seating areas create perfect spots for relaxation, culminating in a charming roofed private sitting area at the highest point, which enjoys delightful elevated views. A door provides access to a useful storage shed.



01633 221892

newport@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

