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High Cross Lane, Newport

Guide Price £300,000 - £325,000

- Three Reception Rooms
- Modern Kitchen
- Front Lawn and Enclosed Rear Garden with Brick Shed
- Driveway with Single Garage
- Re-Wired and Re-Plastered Throughout
- Excellent Transport Links
- Close Proximity to Schools, Shops and Local Amenities
- EPC Rating: D



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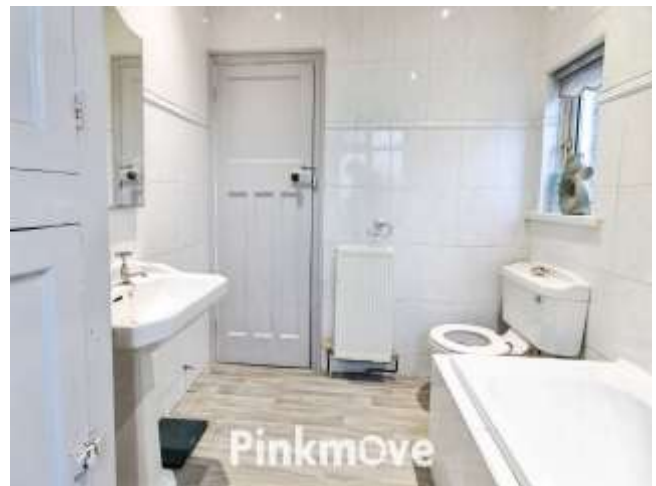
About the property

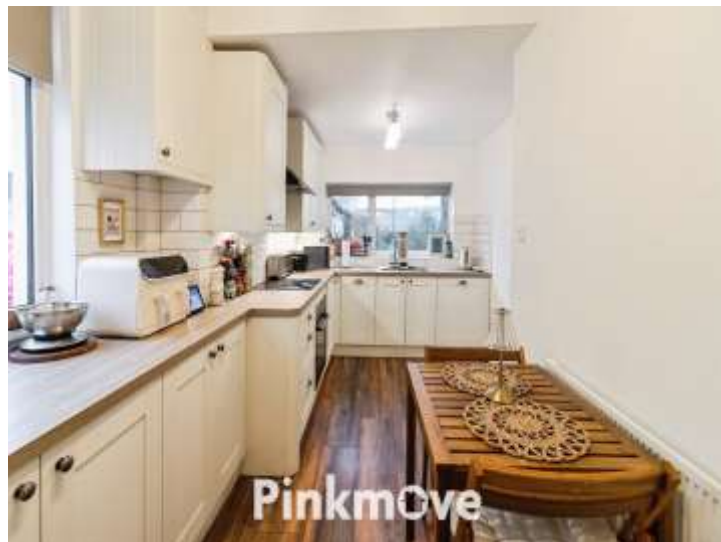
Located on the sought-after High Cross Lane in Rogerstone, this attractive three bedroom semi-detached house offers generous living space and an excellent setting for family life. The area is well known for its strong community feel and convenient amenities, with local shops close by and more extensive retail facilities easily accessible in nearby Rogerstone and Risca. Highly regarded schools are a key draw, with Bassaleg School within easy walking distance. For commuters, the property benefits from immediate access to the M4, providing swift links to Newport, Cardiff and beyond, alongside nearby rail connections.

The ground floor accommodation is both welcoming and versatile. To the front of the property is a charming dining room featuring a bay window and a cosy fireplace, creating an ideal space for entertaining or family meals. To the rear, a comfortable lounge flows seamlessly into a further reception room, perfect for use as a home office, snug or additional sitting area. Double doors from this space open onto the garden, enhancing the sense of light and connection to the outdoors. A modern kitchen completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, with the added benefit of a boarded loft providing valuable storage.

Externally, there is a driveway accommodating multiple vehicles, a front lawn, a single garage and an enclosed rear garden with a brick-built shed, offering practicality and privacy.





Accommodation

Dining Room

10' x 13' 2" (3.05m x 4.01m)

Lounge

12' 1" x 7' 9" (3.68m x 2.36m)

Office/Sitting Room

7' 9" x 9' 8" (2.36m x 2.95m)

Kitchen

16' 7" x 7' 10" (5.05m x 2.39m)
Max Measurements

Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m)
Max Measurements

Bedroom 2

12' 7" x 10' 5" (3.84m x 3.17m)
Max Measurements

Bedroom 3

6' 5" x 7' 8" (1.96m x 2.34m)

Bathroom

8' x 7' 4" (2.44m x 2.24m)

Garage

15' 4" x 9' 9" (4.67m x 2.97m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total area: approx. 113.1 sq. metres (1217.8 sq. feet)
5 High Cross Lane

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.

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