

Berkerolles Road,

offers in excess of £290,000

- Spacious and well presented
- Three bedrooms
- Ensuite
- Larger than average plot size
- Driveway
- Sought after location
- EPC Rating: B



3 1 1

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About the property

This beautifully presented and spacious three-bedroom semi-detached family home is perfectly positioned in a highly sought-after area, offering excellent transport connections with easy access to the motorway network, making it ideal for commuters travelling to Cardiff, Bristol and beyond.

The ground floor accommodation features a welcoming entrance hall, a convenient cloakroom/WC, a cosy living room, and a stylish open-plan kitchen/dining room, perfect for modern family living and entertaining guests.

The first floor offers three generously sized bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom.

Outside, the property enjoys a side driveway providing off-road parking and a larger-than-average enclosed rear garden, which has been carefully landscaped to create an attractive low-maintenance outdoor space

Situated within the ever-popular residential area of Rogerstone, the property is close to a wide range of local pubs, restaurants and everyday amenities, and falls within the catchment for highly regarded schools. Newport city centre is under ten minutes away by car, providing an extensive selection of shopping facilities and mainline rail links.

The property is also within walking distance of Jubilee Park Primary School, making it an excellent choice for growing families.



Accommodation

Location

Situated in the desirable residential area of Rogerstone, the home is close to an array of local pubs and restaurants and falls within the catchment area of highly regarded schools. It is less than a ten-minute drive to Newport City Centre, which offers extensive retail options and Newport train station. Located just a short walk from Jubilee Park Primary School, this spacious property is ideal for family living.

Hallway

Cloakroom/Wc

Living Room
16' 1" x 11' 10" max (4.90m x 3.61m max)

Kitchen/Dining Room
15' 1" x 10' 6" (4.60m x 3.20m)

First Floor Landing

Bedroom One
11' 10" x 8' 6" (3.61m x 2.59m)

Ensuite

Bedroom Two
10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Three
8' 10" x 6' 3" (2.69m x 1.91m)

Family Bathroom

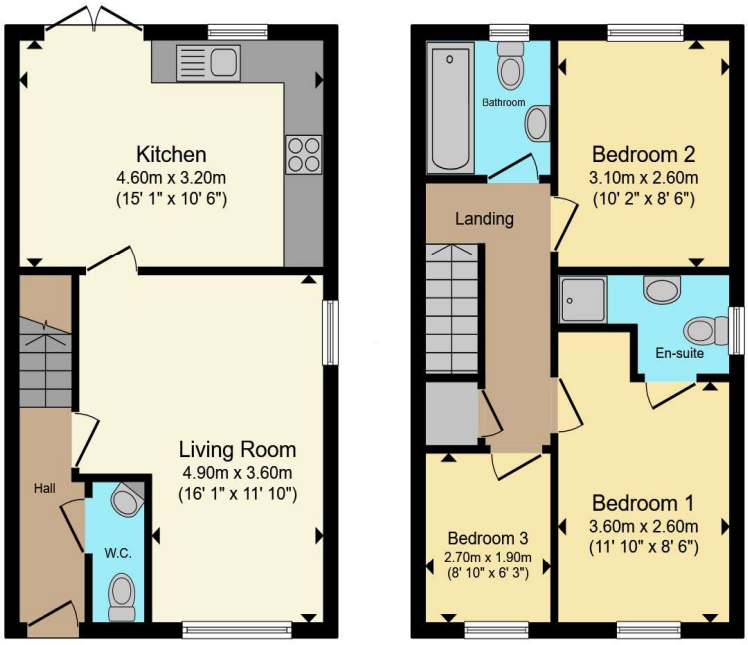
Outside

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Ground Floor **First Floor**

Total floor area 75.4 m² (812 sq.ft.) approx

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.propertybox.io

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