



**15 Brabazon Road
Rogerstone
Newport**



BEAUTIFULLY PRESENTED TWO BEDROOM HOME IN JUBILEE PARK

- STYLISH MID-TERRACED HOME
- JUBILEE PARK LOCATION
- TWO DOUBLE BEDROOMS
- GROUND FLOOR WC
- BEAUTIFUL LOUNGE/DINER WITH DOORS TO GARDEN
- GREY HIGH-GLOSS KITCHEN WITH APPLIANCES
- DOUBLE-WIDTH DRIVEWAY TO FRONT
- ENCLOSED LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

Guide Price £230,000



CARDIFF

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NEWPORT

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PONTYPRIDD

1 Church Street,
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Brabazon Road, Newport, NP10 9PU

Introduction

GUIDE PRICE £230,000 - £240,000 A fantastic opportunity to purchase this beautifully presented mid-terraced home situated within the vibrant Jubilee Park development in Rogerstone, just minutes from main road connections and excellent amenities. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access to the A472 and M4 motorway, both providing effortless commuting to neighbouring towns and cities.

The property was built by Taylor Wimpey in 2020 and is offered to the market in superb cosmetic order, also featuring a few upgrades and modern touches.

On entering, we are welcomed into the hallway which leads off to a ground floor WC, stylish fitted kitchen with integrated appliances and a lounge/diner with doors to the garden. Upstairs, there are two double bedrooms (bedroom one featuring built-in storage) and the family bathroom featuring a bath with shower over.

Outside, the frontage offers two side-by-side parking spaces then, to the rear, an enclosed garden laid to patio and artificial lawn with rear pedestrian gate.

Tenure

Freehold. We are advised there is an annual service charge payable of approximately £200

Council tax

Band C

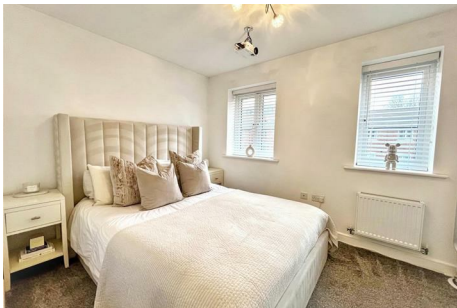
Boundaries

All legal boundaries should be confirmed by your solicitor

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



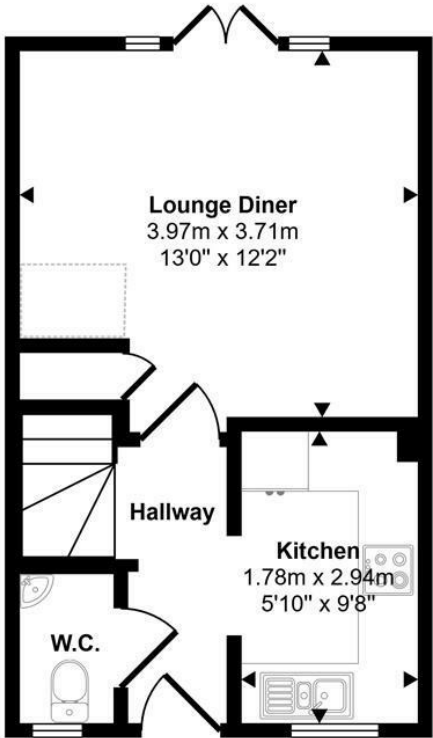
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	83	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

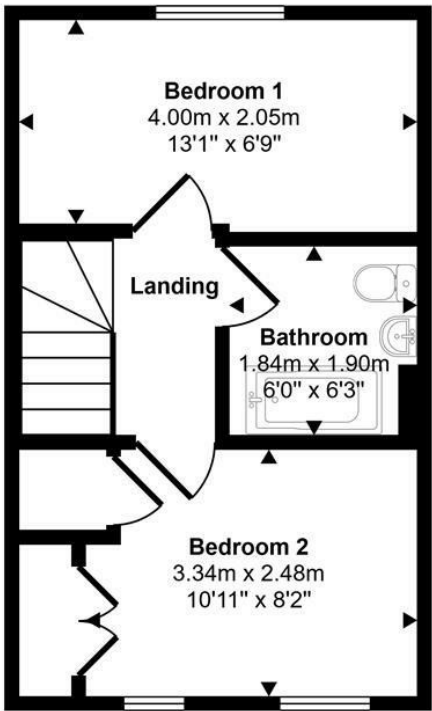
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
54 sq m / 582 sq ft



Ground Floor
Approx 27 sq m / 289 sq ft



First Floor
Approx 27 sq m / 293 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.