



## Rosslyn Road

£220,000

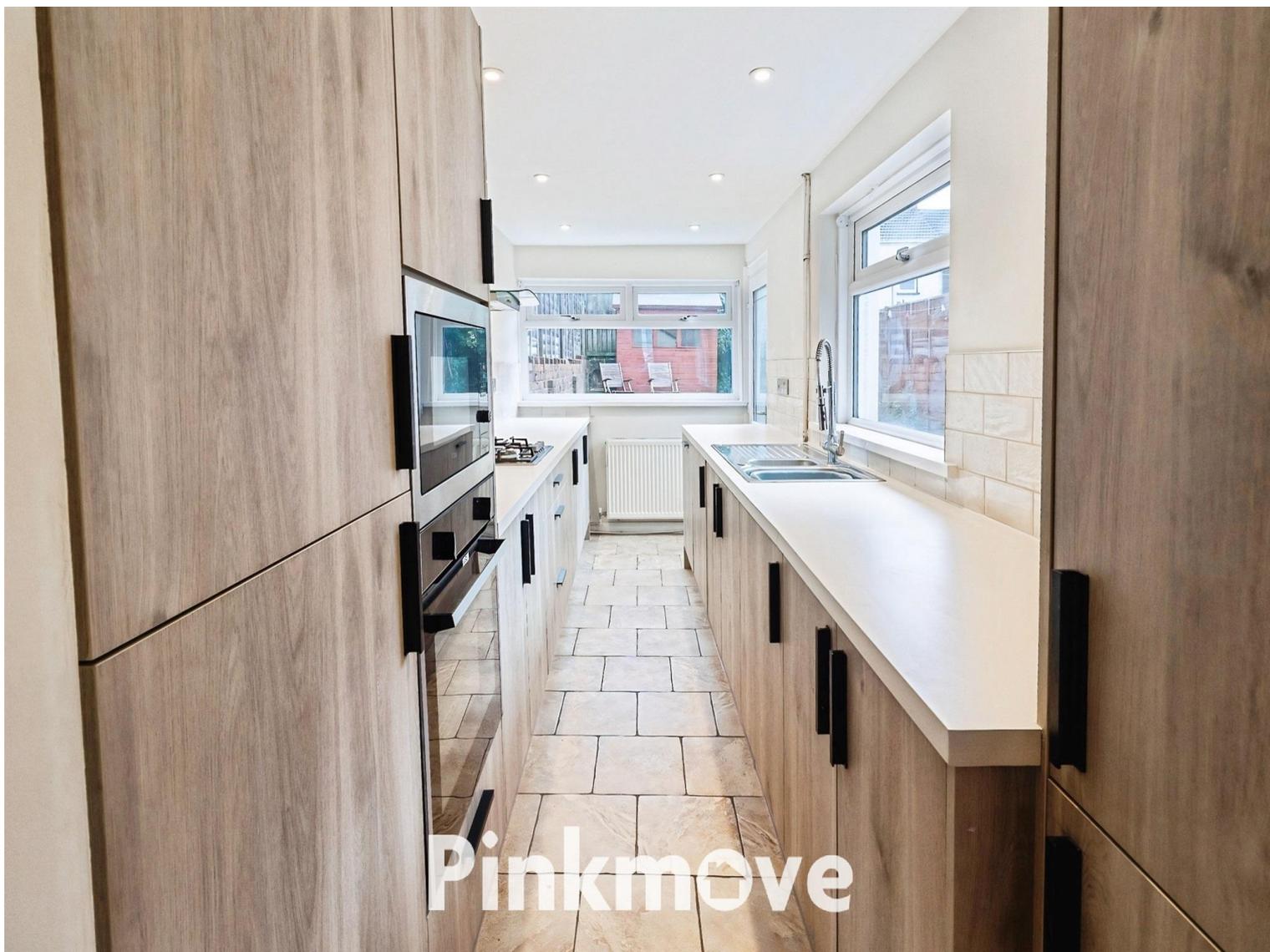
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- On Street Parking
- Modern Family Bathroom and Kitchen
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: D



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## About the property

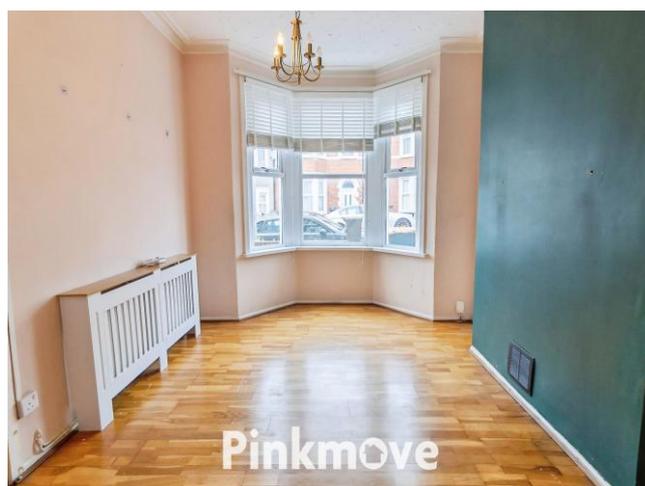
This charming three-bedroom terraced home on Rosslyn Road offers a warm and inviting setting in a highly convenient Newport location. The ground floor features a bright lounge with a bay window to the front, allowing natural light to flow through and seamlessly connecting to the central dining room, where French doors open onto the enclosed rear garden. To the back of the property, the kitchen provides practical workspace with easy access to the outdoor area, which is thoughtfully arranged with a combination of patio and lawn, ideal for relaxing or entertaining.

Upstairs, the property offers three versatile bedrooms that can adapt to a variety of needs, whether used as sleeping spaces, a home office or additional storage. A well-proportioned family bathroom completes the first floor.

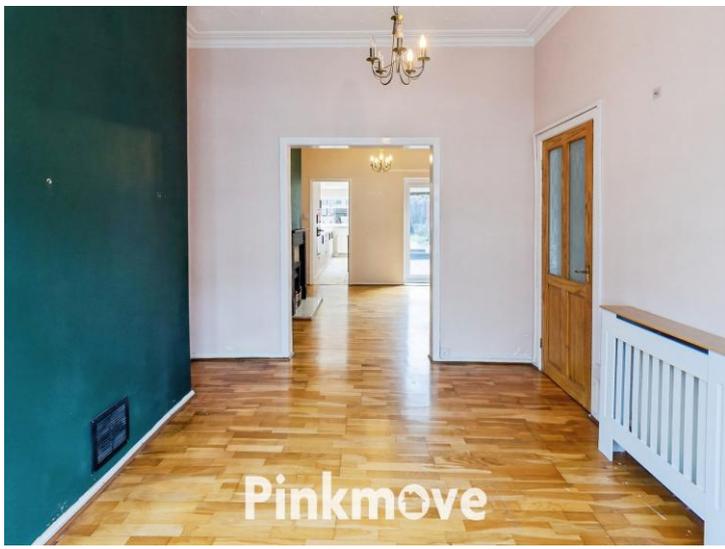
Rosslyn Road is well placed for everyday convenience, with a selection of local shops and amenities within walking distance. The area is served by respected primary and secondary schools, making it a suitable choice for families. Excellent transport links are close by, including bus routes and easy access to Newport city centre and the M4, offering straightforward commuting options. On-street parking is available to the front of the property, adding to the overall practicality of this well-located home.



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## Accommodation

### Lounge

12' 6" x 11' 3" ( 3.81m x 3.43m )

### Dining Room

12' 3" x 17' 1" ( 3.73m x 5.21m )

Max Measurements

### Kitchen

15' 7" x 6' 4" ( 4.75m x 1.93m )

### Bedroom 1

10' 4" x 10' 2" ( 3.15m x 3.10m )

Max Measurements

### Bedroom 2

12' 1" x 9' 10" ( 3.68m x 3.00m )

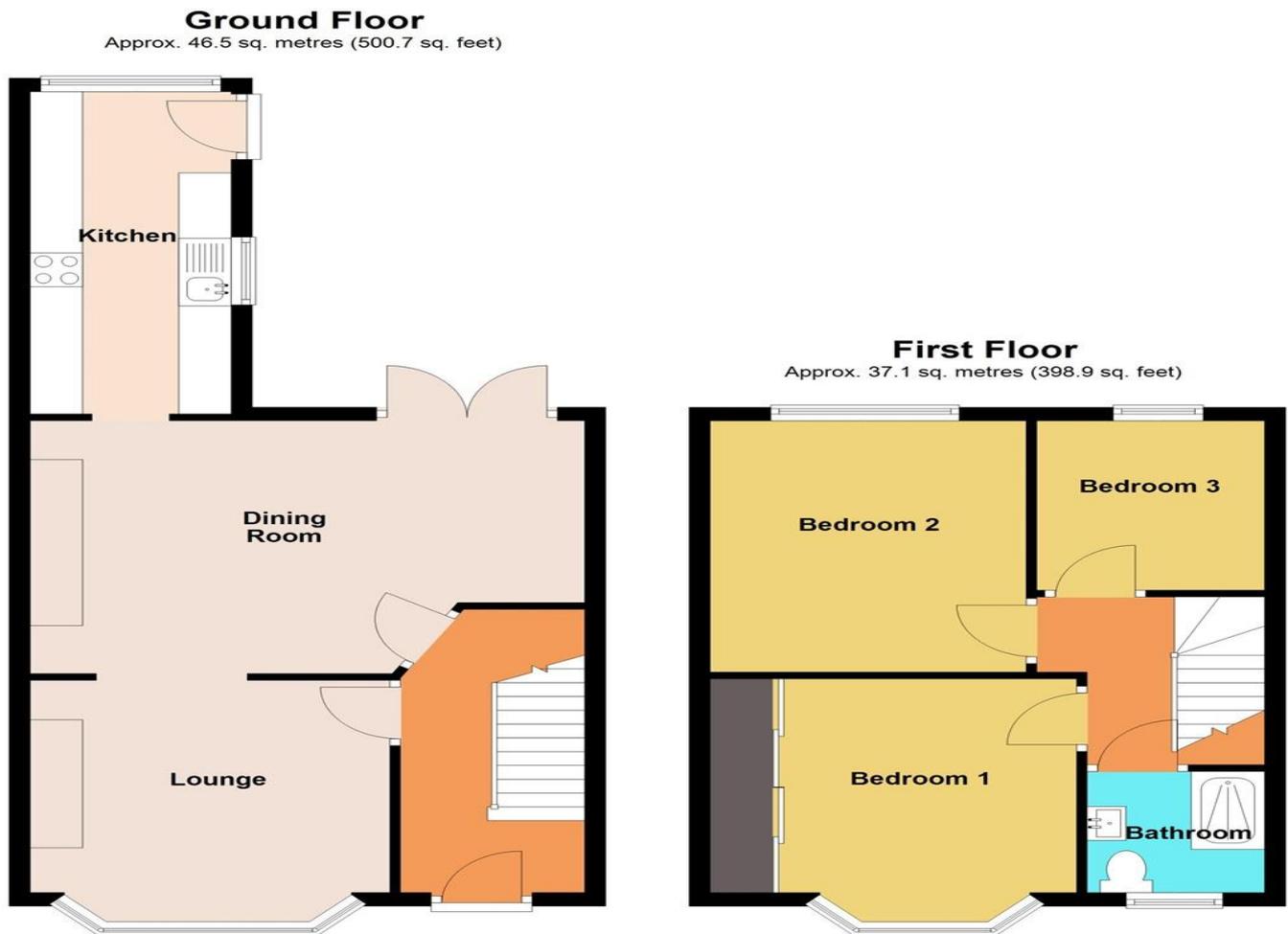
### Bedroom 3

8' 1" x 6' 11" ( 2.46m x 2.11m )

### Bathroom

5' 10" x 5' 3" ( 1.78m x 1.60m )

## Floorplan



Total area: approx. 83.6 sq. metres (899.6 sq. feet)  
**7 Rosslyn Road**

## 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.