



## High Cross Lane

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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**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## 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 )

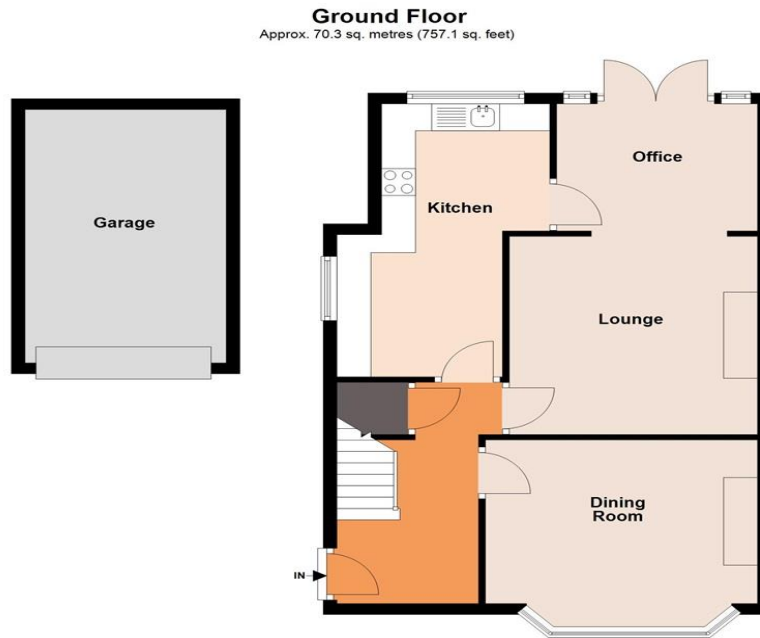
**Garage**  
15' 4" x 9' 9" ( 4.67m x 2.97m )

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## Floorplan



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

## Important Information

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