



**10 Foil Close
Rogerstone
Newport**



THREE BEDROOM SEMI DETACHED HOME IN JUBILEE PARK

- NO ONWARD CHAIN
- MODERN THREE BEDROOM SEMI DETACHED HOME
- STYLISH KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS EN-SUITE
- LARGER THAN AVERAGE PLOT
- PLENTY OF PARKING
- CLOSE TO AMENITIES AND ROAD LINKS
- CUL-DE-SAC POSITION

£270,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

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01443 485000

Foil Close, Rogerstone, NP10 9PE

Introduction

Offered for sale with no onward chain and situated at the end of this lovely cul-de-sac within the highly sought-after Jubilee Park development is this well presented, Bellway-built family home, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as easy access onto the M4 motorway and A472, both providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to a WC, a good sized lounge and a stylish fitted kitchen with dining area and large under-stairs cupboard. Upstairs, the landing leads off to three bedrooms (two doubles, one single) and family bathroom with the main bedroom featuring an en-suite shower room.

Outside, there is side parking for 2-3 average sized cars then, to the rear, an enclosed garden laid to patio and lawn also featuring a store shed.

Tenure

Freehold. We are advised there is an annual service charge payable for the estate of approximately £250

Boundaries

All boundaries should be confirmed by your solicitor

Council tax

Band D

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.



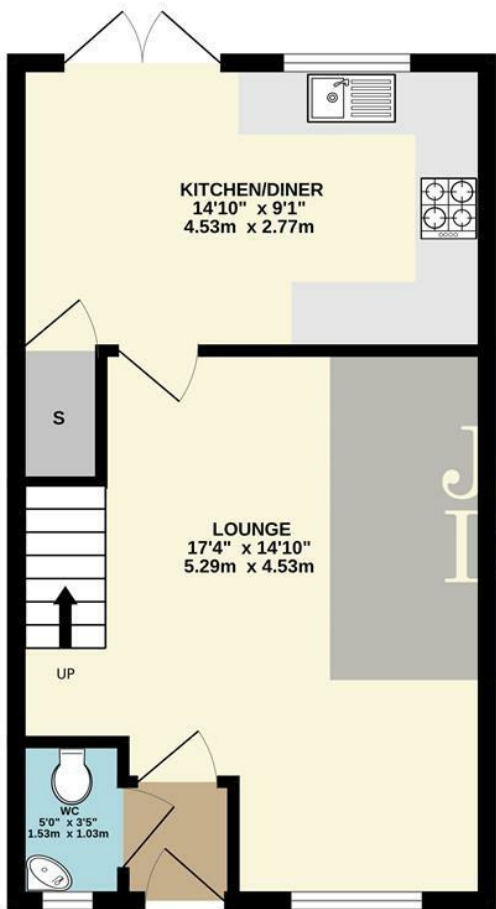
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

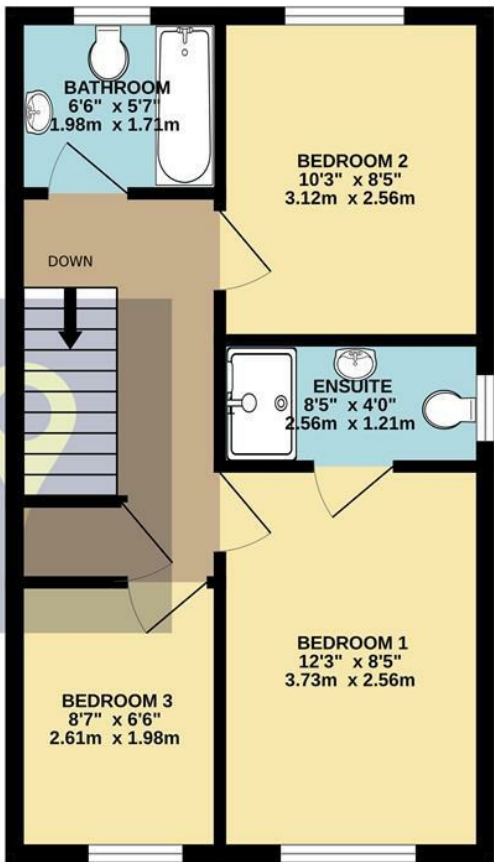
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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