



**3 Llangorse Drive  
Rogerstone  
Newport**



**SPACIOUS FOUR BEDROOM DETACHED HOME IN EXCELLENT LOCATION**

- NO ONWARD CHAIN
- FOUR GOOD SIZED BEDROOMS
- LARGE LOUNGE WITH ADJOINING DINING ROOM
- KITCHEN WITH UTILITY ROOM
- STUDY TO GROUND FLOOR
- GROUND FLOOR WC
- DECEPTIVELY LARGE PLOT
- PLENTY OF PARKING AND DETACHED DOUBLE GARAGE
- NEAR TO EXCELLENT AMENITIES AND ROAD LINKS
- HUGE POTENTIAL THROUGHOUT

**Offers In Excess Of £525,000**



**CARDIFF**

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# **Llangorse Drive, Rogerstone, NP10 9HJ**

## **Introduction**

**\*\*NO ONWARD CHAIN\*\*** - A fantastic opportunity to purchase this spacious detached family home, enjoying this larger than average plot within the highly regarded Rogerstone area of Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops, beautiful woodland walks and Newport golf club, as well as reputable primary and secondary schools including Bassaleg Comprehensive (\*subject to availability). The M4 motorway at J27 is also close by, as is the A472, both providing an easy commute to neighbouring towns and cities.

The property was built by McAlpine Homes c.1992 and has been owned by the current owner since new. It occupies this larger than average, triangular shaped plot which is relatively private and has the potential to remodel, reconfigure or perhaps extend the actual house (subject to planning), whilst still retaining ample outdoor space.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge, dining room and kitchen with adjoining utility room, a study and a ground floor WC. Upstairs, the landing leads off to FOUR good sized bedrooms and family bathroom, with the main bedroom featuring two built-in wardrobes and en-suite.

The private rear garden is of good size and home to many fruit trees, also benefitting from a small patio area and gate leading out to the driveway which would comfortably accommodate four cars, plus a detached double garage with power and lighting.

Viewing really is essential to appreciate the huge potential this home has, as well as the generous sized plot which is rare to find in properties such as this.

## **Tenure**

Freehold

## **Council tax**

Band G

## **Boundaries**

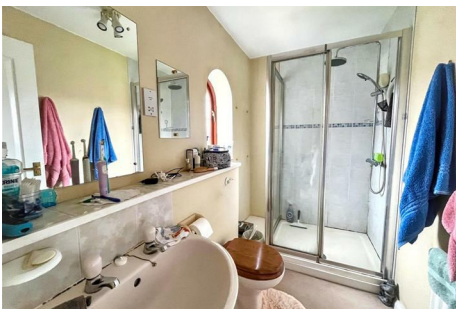
All legal boundaries should be confirmed by your solicitor

## **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.











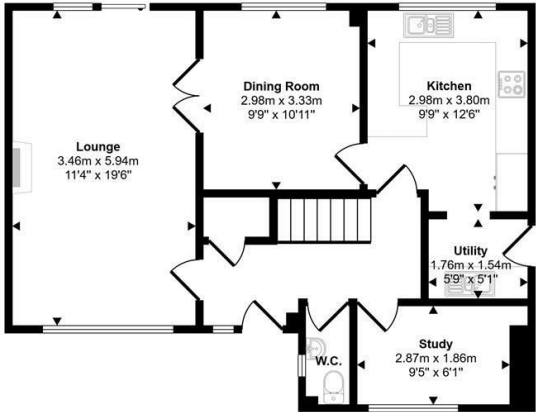
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

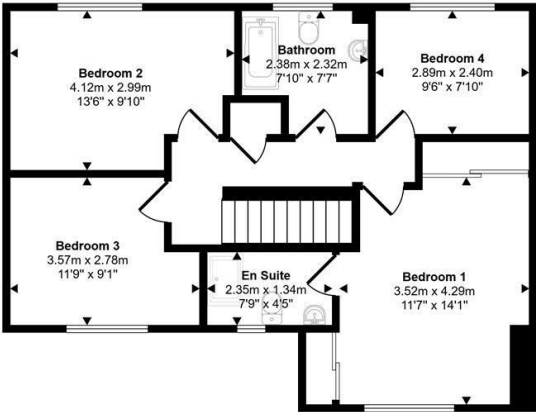
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

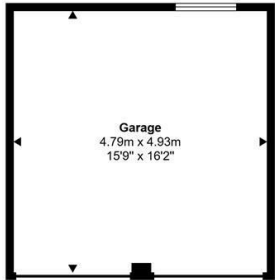
Approx Gross Internal Area  
152 sq m / 1637 sq ft



Ground Floor  
Approx 64 sq m / 692 sq ft



First Floor  
Approx 64 sq m / 691 sq ft



Garage  
Approx 24 sq m / 254 sq ft

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.