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Park Way

Guide Price £340,000 to £350,000

- Enclosed Rear Garden
- Single Garage with Driveway
- En-Suite to Master Bedroom
- Family Bathroom and Additional Downstairs Wc
- Modern Kitchen/Diner
- Close to Shops, Schools, and Local Amenities
- Excellent Transport Links



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About the property

Located in the sought-after area of Rogerstone, this modern four-bedroom semi-detached home offers stylish living in a convenient setting. The property is close to excellent schools, local shops, and superb transport links, making it ideal for families and commuters.

On entering, you are welcomed by a bright hallway. To the front right is a contemporary kitchen/diner, perfect for family meals, while a practical downstairs WC sits to the left. At the rear, the spacious lounge provides a relaxing retreat, with French doors opening onto an enclosed, well-maintained garden—ideal for outdoor dining and leisure.

The first-floor features three versatile bedrooms, suitable for family, guests, or a home office, along with a modern family bathroom. The second floor is dedicated to the impressive master suite, complete with its own en-suite shower room for added privacy.

Externally, the property boasts a neat rear garden with access to a single garage, while a driveway to the front provides parking for two vehicles.

Rogerstone is renowned for its strong community feel and excellent amenities. Families benefit from proximity to highly regarded schools such as Bassaleg School, while shops, cafes, and supermarkets are all within easy reach. For commuters, Rogerstone Railway Station offers direct links to Cardiff, and the M4 is easily accessible for travel across South Wales and beyond.



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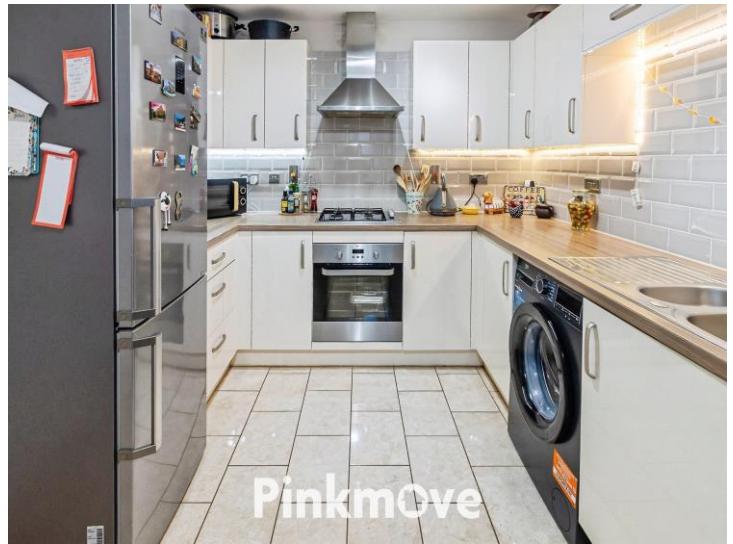
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Accommodation

Lounge

12' x 16' 1" (3.66m x 4.90m)

Max Measurements

Kitchen/Diner

15' 7" x 9' 2" (4.75m x 2.79m)

Wc

5' 6" x 2' 1" (1.68m x 0.64m)

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

Bedroom 1

21' 7" x 12' (6.58m x 3.66m)

Max Measurements

En-Suite

6' x 8' 5" (1.83m x 2.57m)

Bedroom 2

11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom 3

12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom 4

7' 3" x 6' 11" (2.21m x 2.11m)

Garage

19' 2" x 10' 7" (5.84m x 3.23m)

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Floorplan

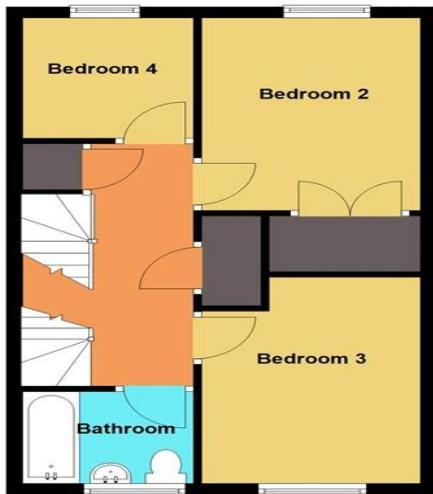
Ground Floor

Approx. 61.1 sq. metres (657.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Second Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 135.7 sq. metres (1460.2 sq. feet)
44 Park Way

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.

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