



**3 Sward Close, Rogerstone, Newport, NP10 0AZ**  
**Guide Price £400,000**

**\*\* GUIDE PRICE £400,000 - £425,000 \*\* DETACHED FAMILY HOME \*\* FIVE BEDROOMS \*\* OFF ROAD PARKING \*\* GROUND AND FIRST FLOOR WC \*\* SOUGHT AFTER LOCATION \*\***

Nestled in the charming area of SWARD CLOSE, ROGERSTONE, this impressive DETACHED HOUSE offers a perfect blend of space and comfort for family living. With FIVE generously sized BEDROOMS, this property is ideal for those seeking ample room for family members or guests. The house boasts TWO inviting RECEPTION ROOMS, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. The ground floor WC and first floor BATHROOM ensures convenience for busy mornings and provide a touch of luxury for unwinding after a long day. Set in a peaceful neighbourhood, this home is not only spacious but also benefits from a lovely community atmosphere. The surrounding area offers a range of LOCAL AMENITIES, shops, parks, making it an excellent choice for families and professionals alike. Including strong school catchment links to Bassaleg High and surrounding primary schools. Not to mention its close proximity to transport links, including the M4 with easy access to NEWPORT, CARDIFF and BRISTOL. This property presents a wonderful opportunity to create lasting memories in a delightful setting. If you are looking for a spacious family home in a desirable location, this detached house in Rogerstone is certainly worth considering.

EPC - C  
Council Tax - F (Newport)



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

### ENTRANCE HALL

Access via a uPVC wooden front door with obscure double glazing. Open to stairs for first floor landing, single radiator, leads to;

### LOUNGE

12'3" x 15'8" min (3.75 x 4.79 min)

Bay fronted lounge to front aspect with double glazed uPVC window, central gas fire place, twin radiator, internal double door into:

### SITTING ROOM

10'0" x 11'0" (3.05 x 3.37)

Sitting room to rear aspect with double glazed uPVC sliding doors to rear garden, twin radiator.

### KITCHEN

12'8" x 8'6" (3.87 x 2.61)

Fitted kitchen with high and low wall mounted storage units, granite effect rolled worktops, gas hob and electric oven complete with a polycarbonate sink with drainer, mixer taps over, integrated tumble dryer and space for appliances. Rear aspect double glazed uPVC windows, pantry storage and open to dining room.

### DINING ROOM

8'10" x 7'5" (2.70 x 2.28)

Dining room with double glazed uPVC window to side aspect, open to kitchen, single radiator, leads to;

### HALL

Leading off the dining room, hallway with uPVC back door with double glazing to rear garden, gives access to;

### GROUND FLOOR WC

Accessible via hall to rear garden with a bi-fold door into a low level WC suite with sink and mixer taps over, chrome towel radiator present, rear aspect double glazed uPVC window.

### LANDING

Open to stairs from ground floor, airing cupboard housing gas combination boiler and loft hatch present, leads to;

### BEDROOM ONE

13'5" x 10'11" (4.11 x 3.33)

Double bedroom to front aspect with double glazed uPVC windows, single radiator and inbuilt storage cupboards.

### BEDROOM TWO

11'11" x 10'9" (3.64 x 3.29)

Double bedroom to rear aspect with double glazed uPVC window, single radiator, storage cupboard present

### BEDROOM THREE

7'11" x 10'5" (2.42 x 3.20 )

Generous single bedroom to front aspect complete with double glazed uPVC window and storage cupboard, single radiator present.

### BEDROOM FOUR

11'10" x 7'5" (3.61 x 2.27)

Double bedroom to front aspect, twin radiator and storage cupboard present, double glazed uPVC window.

### BEDROOM FIVE/ STUDY

7'6" x 6'1" (2.29 x 1.87)

Single bedroom or study to rear aspect with double glazed uPVC window and inbuilt storage cupboard.

### OUTSIDE

FRONT: Double driveway with dropped curb from street leading to a single garage (consumer unit present) with up and over door. Lawned front garden with shrubs to boundary. Side gates access.

REAR: Lawned area with a mixture of trees, bushes and plants to boundaries. Brickwork patio area and side gated access to front.

### TENURE

We are advised that this property is FREEHOLD.

