



## Gerbera Drive

guide price £340,000 to £350,000

- Spacious Lounge
- Converted Garage to a Modern Kitchen/Diner
- Well Maintained Rear Garden with Pergola
- Single Driveway
- Family Bathroom, En-Suite to Master and Downstairs Wc
- Close to Shops, Schools and Local



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## About the property

This well-presented three-bedroom home on Gerbera Drive in Rogerstone offers modern living in a highly desirable and well-connected location. The area is particularly popular with families thanks to its excellent local schools, including Jubilee Park Primary School and the sought-after Bassaleg School. Commuters will also appreciate the convenient transport links, with easy access to the M4 for travel toward Cardiff and Bristol, as well as nearby Rogerstone railway station providing direct services to Cardiff.

The ground floor features a spacious lounge to the front, creating a comfortable place to relax. To the rear, a modern kitchen and dining area spans the width of the property, with the dining space cleverly created through the conversion of the former garage. From here, French doors open into a cosy conservatory, offering an additional versatile living area. A further set of French doors leads out into the beautifully maintained rear garden, which combines a mixture of patio and stone areas with raised planting beds. A pergola sits toward the back of the garden and currently shelters a hot tub, creating a peaceful outdoor retreat. A convenient downstairs WC is positioned at the front of the home.

Upstairs, the property offers three versatile bedrooms. The master bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. To the front, the home also provides a single driveway for off-road parking.





## Accommodation

### Lounge

16' 6" x 13' 3" ( 5.03m x 4.04m )  
Max Measurements

### Kitchen/Diner

8' 11" x 25' 9" ( 2.72m x 7.85m )

### Conservatory

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Max Measurements

### Downstairs Wc

3' 9" x 2' 7" ( 1.14m x 0.79m )

### Bedroom 1

11' 6" x 10' 2" ( 3.51m x 3.10m )  
Max Measurements

### En-Suite

4' 7" x 7' 3" ( 1.40m x 2.21m )

### Bedroom 2

10' 2" x 10' 2" ( 3.10m x 3.10m )

### Bedroom 3

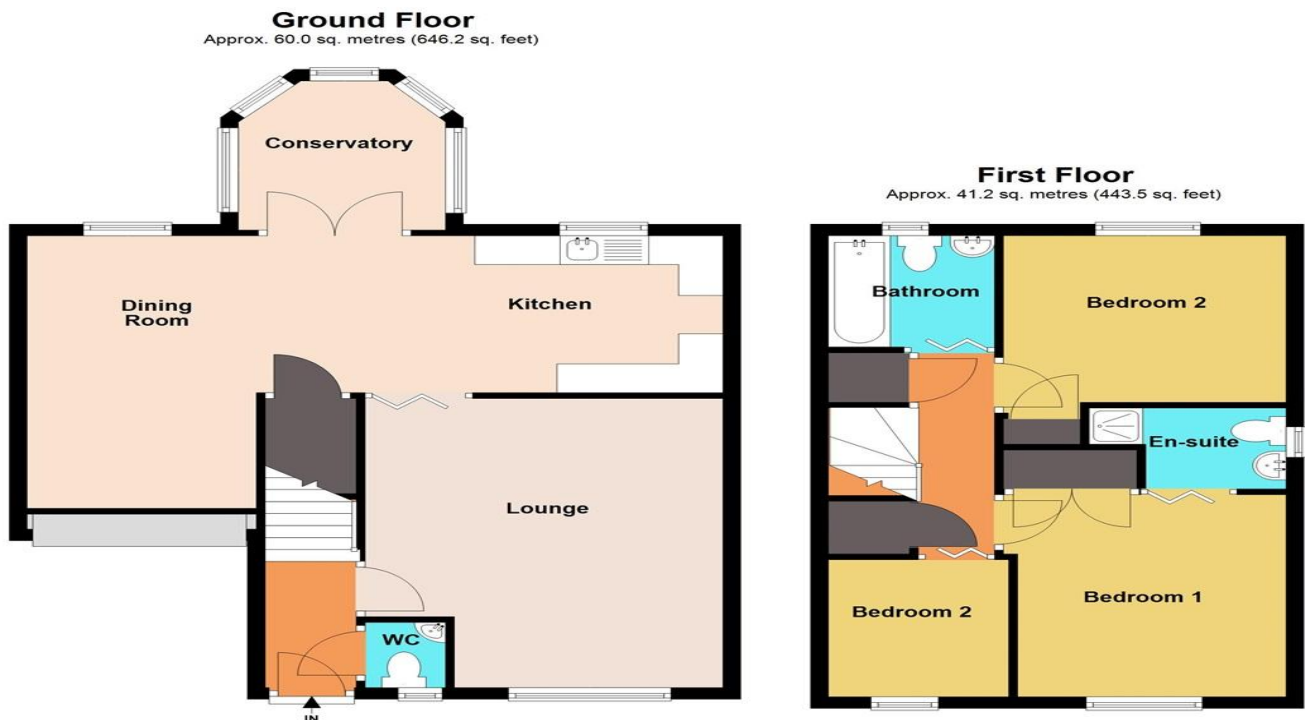
7' 10" x 6' 9" ( 2.39m x 2.06m )

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## Floorplan



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)  
**7 Gerbera Drive**

## Important Information

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