



**77 Great Oaks Park, Rogerstone, Newport.
NP10 9DY**

GUIDE PRICE £440,000 £440,000 - £460,000

Tenure Freehold

- MODERN DETACHED EXECUTIVE HOME
- 4 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM & DINING ROOM
- UTILITY ROOM & W.C
- EN-SUITE & FAMILY BATHROOM
- GARAGE & LARGE DRIVEWAY
- NO ONWARD CHAIN - AVAILABLE IMMEDIATELY
- PRIVATE REAR GARDEN
- BASSALEG SCHOOL CATCHMENT AREA

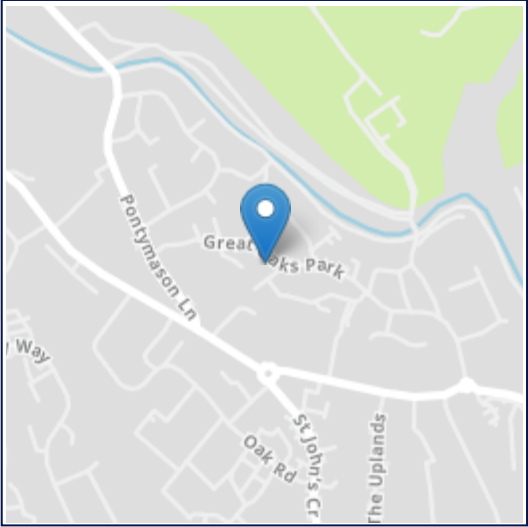
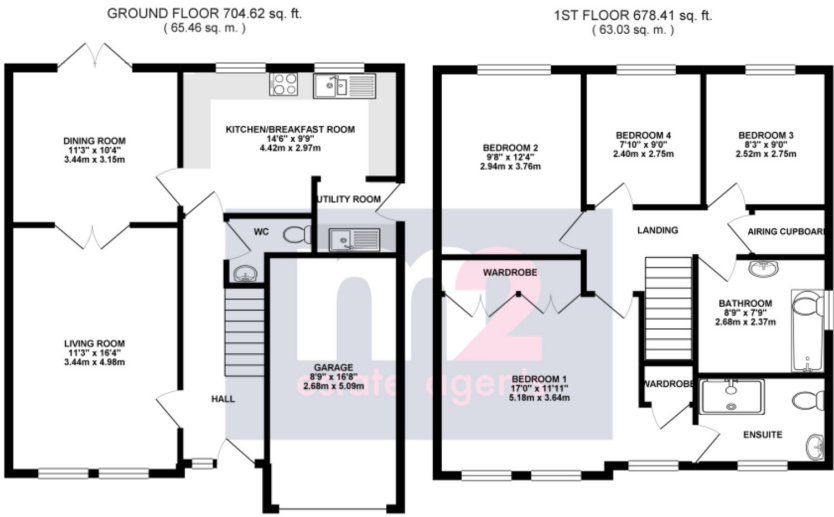
GUIDE PRICE £440,000 - £460,000!! NO ONWARD CHAIN! MODERN, 4 BEDROOM, DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION WITH LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GARAGE & LARGE DRIVEWAY WITHIN BASSALEG SCHOOL CATCHMENT AREA

Situated at the end of a quiet cul de sac in a highly sought after area of Rogerstone is this well presented four bedroom, detached family home. Located close to all local amenities, supermarkets, popular primary schools and within the current, sought after Bassaleg Comprehensive School catchment area, walking distance to Rogerstone Railway Station with direct lines to Cardiff whilst also having the easiest of access to junctions 27 & 28 of the M4 making it ideal for commuting.

Offering well planned, living accommodation throughout briefly comprising; To the Ground Floor: Entrance Hallway, Living Room opening to Dining Room, Kitchen/Breakfast Room, Utility Room & Cloakroom. On the First Floor: Four good size Bedrooms with en-suite to the master and family bathroom. Outside, to the front is a large driveway leading to single garage with gated side access. To the rear, a private garden with patio and lawn area with pergola and shrubs/trees.

The property further benefits from having gas central heating, upvc double glazing throughout and is being offered for sale with no onward chain.

Services:
Council Tax Band:
F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (77 Great Oaks Park, Newport, NP10 9DY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____