

**4 Groes Close, Rogerstone, Newport. NP10
9SW
£375,000
Tenure Freehold**

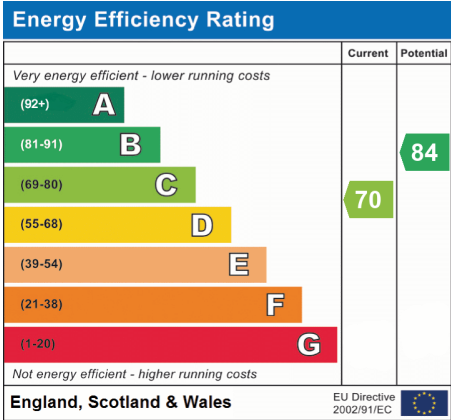
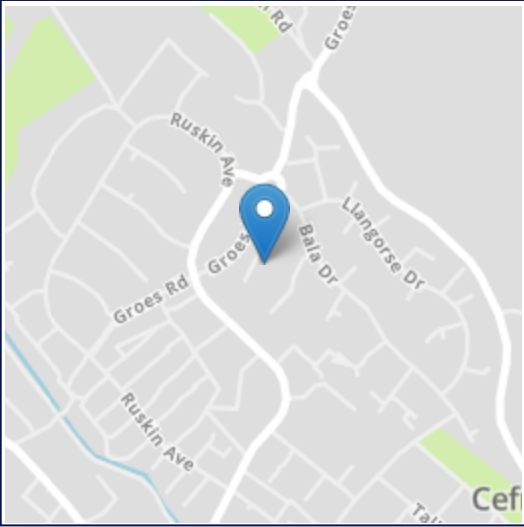
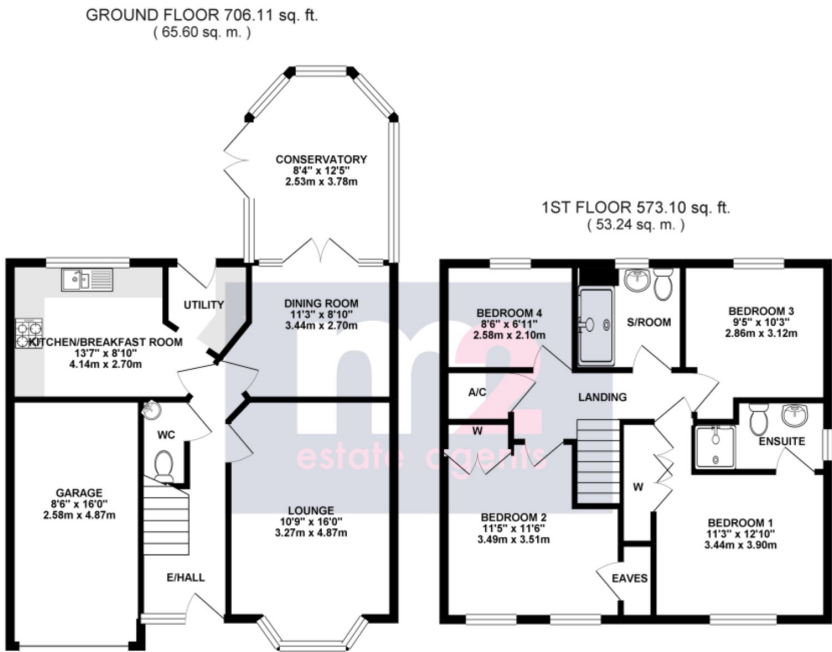
- IN NEED OF UPDATING
- DETACHED FAMILY HOME
- 4 BEDROOMS
- KITCHEN/BREAKFAST AREA
- UTILITY ROOM
- LIVING ROOM & DINING ROOM
- CONSERVATORY
- EN-SUITE & FAMILY SHOWER ROOM
- GARAGE & DRIVEWAY
- NO CHAIN

NO CHAIN!! IN NEED OF UPDATING!! 4 BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH KITCHEN/BREAKFAST ROOM, UTILITY, LIVING ROOM, DINING ROOM, CONSERVATORY, EN-SUITE, FAMILY SHOWER ROOM, GARAGE & DRIVEWAY WITHIN BASSALEG SCHOOL CATCHMENT AREA

Situated within sought after Rogerstone, in this select development of only a few houses is this extended four bedroom detached family home, within walking distance to all local amenities, shops, beautiful canal walks, Mount Pleasant Primary School and Rogerstone train station with direct lines to Cardiff, whilst also having easy access to junction 27 and 28 of the M4 making it perfect for commuting.

In brief the accommodation comprises: **To the Ground Floor:** An entrance hall with stairs to the first floor and cloakroom/wc beneath, living room, dining room with patio doors leading to the conservatory, kitchen/breakfast room opening to the utility area. **To the First Floor:** A landing leads to four bedrooms, 2 having built in wardrobes, the master benefiting from an en-suite, with a shower room serving the remaining bedrooms. **Outside:** **To the front:** A driveway lead to an integral garage past an easily maintained garden. Pathways extend to the main entrance and side access. **To the rear:** A patio area leads on to a private garden laid to lawn, mature shrubs, enclosed by hedging and fencing.

Services:
Council Tax Band:
F



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.

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