



**9 Bentley Close, Rogerstone, Newport. NP10  
0AJ  
£350,000  
Tenure Freehold**

- DETACHED FAMILY HOME
- FITTED KITCHEN
- GENEROUS CORNER PLOT AT END OF CUL DE SAC
- DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- LEVEL SOUTH AND WESTERLEY FACING GARDENS
- BATHROOM AND CLOAKROOM
- DRIVEWAY TO GARAGE
- TWO RECEPTION ROOMS
- GREAT OPPORTUNITY

This is a three bed detached family home being marketed for the first time in over thirty years. Sitting at the end of a small level cul de sac obtaining sun all day the gardens are well stocked and maintained, open to the front and fully enclosed to the rear. To the front there is the garden and a 3 car drive onto the detached garage. To the rear and side is a generous lawn, a patio, summerhouse, shed and a greenhouse in a vegetable plot.

On the ground floor is an entrance hall, a cloakroom, a generous lounge, a dining room, a kitchen and a conservatory. On the first floor are 3 bedrooms ( 2 with storage ) and a four piece bathroom.

The property has gas central heating via a combi boiler and double glazed windows although some modernisation may be required internally.

Bentley Close is found off Ruskin Avenue close to good Primary Schooling and is in catchment to sought after Secondary Schooling, is less than five minutes drive to Junction 27 of the M4, supermarkets/ convenience stores are plentiful and there are walks close by along the Mon/Brecon Canal.

Freehold. Council Tax Band E. EPC tba.

**Services:**

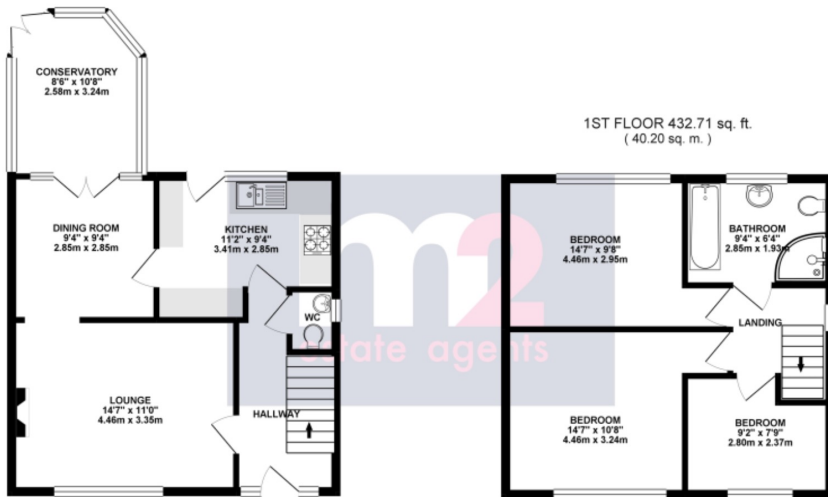
All mains services

Council Tax Band:

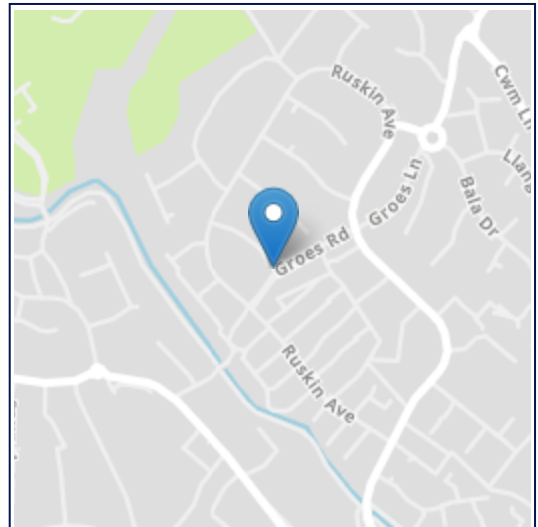
Council tax band E. Newport.



GROUND FLOOR 516.10 sq. ft.  
( 47.95 sq. m. )



TOTAL FLOOR AREA : 948.81 sq. ft. ( 88.15 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other parts are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 9 Bentley Close, Newport, NP10 0AJ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_