



**32 Myrtle Drive, Rogerstone, Newport. NP10
9EA
£190,000
Tenure Freehold**

- GUIDE PRICE - £190,000 - £210,000
- HIGHLY SOUGHT-AFTER ROGERSTONE AREA
- DOUBLE DRIVEWAY
- PLEASANT REAR GARDEN
- KITCHEN DINER
- 2 DOUBLE BEDROOMS
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF
- BASSALEG SCHOOL CATCHMENT AREA
- 9 MINUTES WALK TO PYE CORNER RAILWAY STATION
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

Situated in the sought after Rogerstone area, on the West side of Newport is this two double bedroom mid-terraced house.

Located close to all local amenities, supermarkets, sought after primary school and within the current Bassaleg Comprehensive School catchment area, walking distance to Pye Corner 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.

The property briefly comprising to the Ground Floor: Entrance Hallway, Lounge, Kitchen Diner with french doors opening to rear garden. On the First Floor are Two Double Bedrooms and a Family Bathroom.

Outside to the front is a Double driveway, providing parking for 2 vehicles with path leading to the front door. To the rear is a an attractive enclosed garden with patio & well maintained lawn, timber storage shed, fully enclosed with timber fencing.

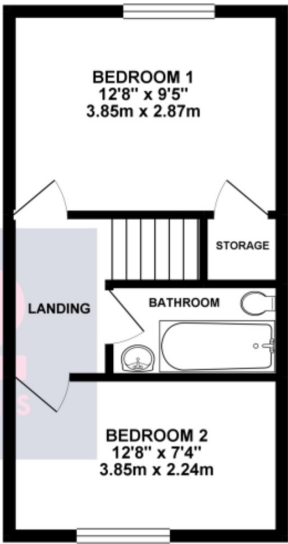
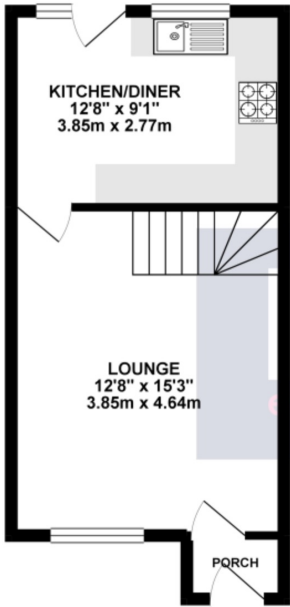
The property further benefits from having a gas combi boiler, upvc double glazing throughout.

Services:
Council Tax Band:

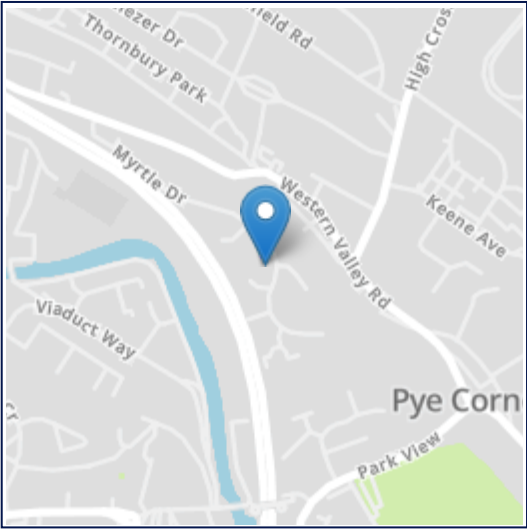


GROUND FLOOR 320.26 sq. ft.
(29.75 sq. m.)

1ST FLOOR 307.04 sq. ft.
(28.52 sq. m.)



TOTAL FLOOR AREA: 627.30 sq. ft. (58.28 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02022



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.

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