



**2 Fitzhamon Place, Rogerstone, Newport.
NP10 9PJ
£315,000
Tenure Freehold**

- BARRATT BUILT DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM
- EN-SUITE, FAMILY BATHROOM & GROUND FLOOR W/C
- AIR CONDITIONING
- DOUBLE DRIVEWAY
- BASSAALLEG SCHOOL CATCHMENT AREA
- SOUGHT AFTER MODERN DEVELOPMENT

MODERN, AIR CONDITIONED, 3 BEDROOM, DETACHED FAMILY HOME WITH KITCHEN/DINING ROOM, LIVING ROOM, EN-SUITE, FAMILY BATHROOM & DOUBLE DRIVEWAY IN HIGHLY SOUGHT AFTER LOCATION, WALKING DISTANCE TO JUBILEE PARK PRIMARY SCHOOL & WITHIN THE BASSALEG SCHOOL CATCHMENT AREA

Situated on the sought after Jubilee Park Development in Rogerstone, is this recently constructed three bedroom, detached family home. Located close to all local amenities, supermarkets, sought after primary schools, 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 boasts stylish living accommodation briefly comprising to the Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room with French doors opening onto the garden and a W/C. On the First Floor are three good size Bedrooms with stylish En-suite to the master with fitted wardrobes, also a good size Family Bathroom. Outside to the front: A double driveway provides off road parking with gated rear access. To the rear: An easily maintained enclosed garden with artificial grass & patio area.

The property further benefits from having a gas boiler, UPVC Double Glazing throughout and approx 4 years left on the NHBC guarantee.

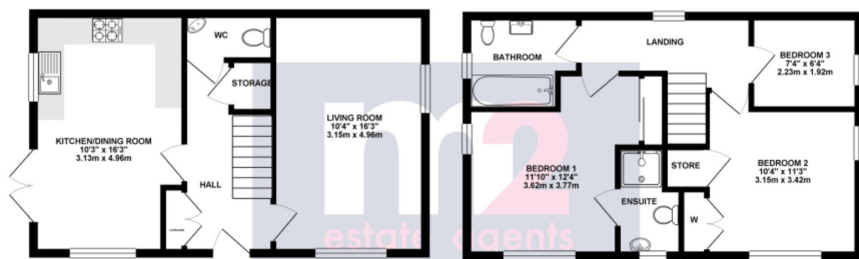
Services:

Council Tax Band:



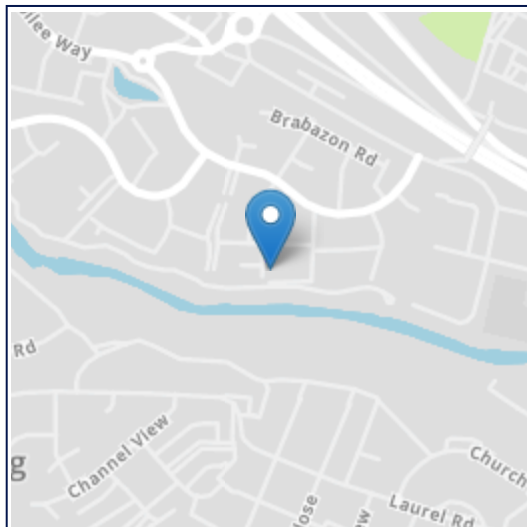
GROUND FLOOR 433.17 sq. ft.
(40.24 sq. m.)

1ST FLOOR 433.17 sq. ft.
(40.24 sq. m.)



TOTAL FLOOR AREA : 866.34 sq. ft. (80.49 sq. m.) approx.

Whilst every attempt 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 a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)	84	
B		
(69-80)		
C		
(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.

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