Putting **you** & **your property** first

17 Pontymason Close, Rogerstone, Newport, NP10 9HG

Asking Price £395,000

NO ONWARD CHAIN **SPACIOUS FAMILY HOME** **NEWLY INSTALLED COMBI BOILER**
Nestled in the tranquil cul-de-sac of Pontymason Close in Rogerstone, Newport, this SPACIOUS FOUR BEDROOM DETACHED HOUSE offers a perfect blend of comfort and convenience. With TWO RECEPTION ROOMS this property is ideal for both family living and entertaining guests. The addition of a delightful CONSERVATORY provides a lovely space to relax with a spacious garden area boasting beautiful green areas and patio. The house boasts A FAMILY BATHROOM as well as ENSUITE FACILITIES and GROUND FLOOR WC. The layout of the home is thoughtfully designed, allowing for both privacy and communal living. For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. Located in a quiet area, residents can enjoy a serene environment while still benefiting from good transport links, making commuting and accessing local amenities a breeze. Only a stone throw away from the canal, where you can take a leisurely stroll to the Fourteen locks. This charming property is a pristine blank canvas, freshly painted throughout and benefiting from a brand-new combi-boiler. It is perfect for families seeking a spacious, move-in-ready home in a highly desirable location with NO ONWARD CHAIN
EPC RATING: C
COUNCIL TAX BAND: F

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ENTRANCE
Enter through a double glazed front door.

ENTRANCE HALLWAY
Central heating radiator, stairs to the first floor, under stairs storage cupboard.

GROUND FLOOR WC
Low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the front.

SECOND SITTING ROOM
7'4" x 13'8" (2.25 x 4.18)
Double glazed window to the front, central heating radiator, laminate flooring.

LIVING ROOM
11'1" x 17'8" to bay (3.39 x 5.39 to bay)
Double glazed bay window to the front, two central heating radiators, feature fireplace. door to:

DINING ROOM
10'0" x 10'5" (3.05 x 3.20)
Patio doors to conservatory, central heating radiator, laminate flooring.

CONSERVATORY
Double glazed windows to three sides, double glazed "French" doors to the side, tiled floor.

KITCHEN
15'0" x 10'0" (4.58 x 3.07)
Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset gas hob with eye level oven and microwave, integrated fridge/freezer and dishwasher, central heating radiator. Double glazed "French doors and window to the rear.

UTILITY ROOM
Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, plumbing for automatic washing machine, wall mounted boiler.

STAIRS TO THE FIRST FLOOR - LANDING
Loft access, doors to:

BEDROOM ONE
9'4" x 12'7" (2.87 x 3.86)
Double glazed window to the front, central heating radiator.

ENSUITE
Step in shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, obscure double glazed window to the side.

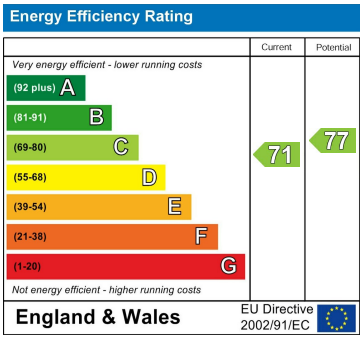
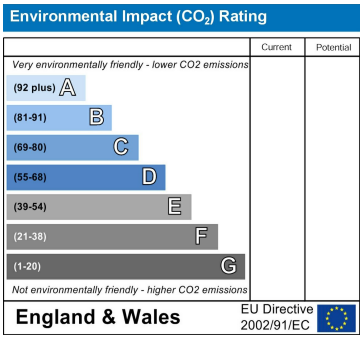
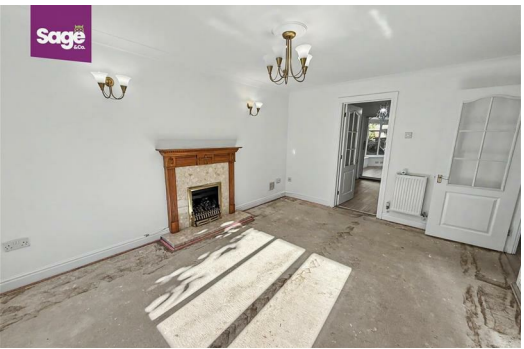
BEDROOM TWO
7'4" x 13'8" (2.25 x 4.19)
Double glazed "French" doors with Juliet balcony to rear, central heating radiator, loft access, fitted mirrored wardrobes.

ENSUITE
Step in shower cubicle, low level WC, pedestal wash hand basin, chrome towel rail, two obscure double glazed windows to the side.

BDROOM THREE
11'6" max 7'5" min x 15'10" (3.53 max 2.28 min x 4.83)
Two double glazed windows to the front, two central heating radiators, laminate flooring.

BEDROOM FOUR
Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM
Four piece bathroom suite fitted with a corner bath, step n shower cubicle, low level WC, pedestal wash hand basin, towel rail, obscure double glazed window to the rear.

OUTSIDE
FRONT; Driveway for two vehicles.
SIDE: Pedestrian access to rear.
REAR: Patio area with step up to further garden with mature shrubs

TENURE
We are advise that this property is FREEHOLD.