



7 Birch Grove, Rogerstone, Newport, NP10 9FR

Guide Price £230,000

**** GUIDE PRICE £230,000 TO £240,000** **MODERN SPACIOUS BUNGALOW****

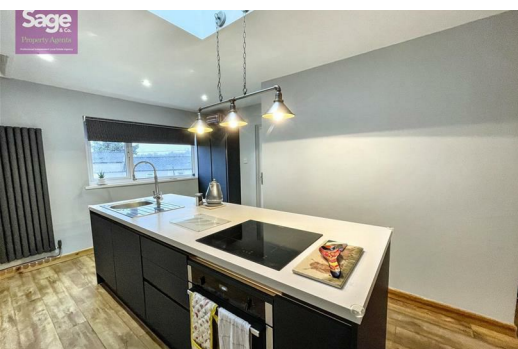
Nestled in the sought-after area of Birch Grove, Rogerstone, Newport, this charming SEMI DETACHED BUNGALOW offers a delightful blend of comfort and modern living. With THREE WELL PROPORTIONED BEDROOMS this property is perfect for families or those seeking extra space. The heart of the home is a contemporary OPEN PLAN KITCHEN AND LIVING AREA designed to create a warm and inviting atmosphere for both relaxation and entertaining.

The bungalow is complemented by a good size front and rear garden, ideal for outdoor activities or simply enjoying the fresh air.

Parking is convenient with a SINGLE GARAGE located close by. The location is particularly appealing, situated in a popular neighbourhood that offers a sense of community while being close to local amenities and transport links.

This bungalow is a wonderful opportunity for those looking to settle in a vibrant area of Rogerstone combining modern living with the charm of a traditional home. Don't miss the chance to make this lovely property your own.

COUNCIL TAX BAND: D
EPC RATING: C



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ENTRANCE

Enter through a composite front door.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

11'10" x 30'4" (3.63 x 9.25)

Large central island with inset stainless steel sink unit, mixer tap over, inset induction hob and oven, integrated dishwasher, large larder cupboard, plumbing for automatic washing machine, wall mounted combi boiler, skylight, double glazed window to the front, double glazed "French" doors and matching side pane to the rear. two modern vertical radiators, laminate flooring, large storage cupboard with power, doors to:

INNER HALLWAY

Central heating radiator.

BEDROOM ONE

14'11" x 11'8" (4.56 x 3.57)

Double glazed window to the rear and side, central heating radiator.

BEDROOM TWO

8'8" x 12'8" (2.66 x 3.87)

Double glazed window to the front, central heating radiator

BEDROOM THREE

9'10" x 8'10" (3.01 x 2.71)

Double glazed window to the rear, electric wall mounted radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, pedestal wash hand basin, central heating radiator, obscure double glazed window to the front, walls and floor fully tiled in ceramics.

SEPARATE WC

Low level WC, double glazed window to the front.

OUTSIDE

FRONT: Low maintenance front garden.
SIDE: Pedestrian access to rear.
REAR: Good size rear garden.

TENURE

We have been advised freehold.

