

## 15 Myrtle Drive Rogerstone Newport



### FOUR BEDROOM DETACHED FAMILY HOME IN ROGERSTONE

- FOUR BEDROOM DETACHED FAMILY HOME IN ROGERSTONE
- GOOD SIZED LOUNGE LEADING TO DINING ROOM
- LARGE CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WC
- BEAUTIFUL MATURE REAR GARDEN
- DRIVEWAY LEADING TO GARAGE
- EXCELLENT AMENITIES CLOSE BY
- CLOSE TO MAIN ROAD CONNECTIONS
- PERFECT FAMILY HOME

**£335,000**

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# Myrtle Drive, Rogerstone, NP10 9EA

## Introduction

Situated on Myrtle Drive in Rogerstone is this nicely presented detached family home, offering easy access to local amenities and main road connections. Within walking distance we have well regarded schools, Pye Corner Train Station, local shops and bus stops, as well as easy access onto the M4 motorway.

Built by Lovell Homes in the early 1990's, the property has benefitted from some improvements over the years to include upgraded windows and boiler. Upon entering, we are welcomed into the hallway which leads off to a good sized lounge, dining room, large conservatory and kitchen/breakfast room as well as a ground floor WC. Upstairs, the landing leads off to four bedrooms (bedroom 1 with ensuite) and family bathroom.

Outside, the frontage offers a block-paved driveway allowing ample parking and leads to an integral garage, also accessible from the hallway inside the house. The rear garden really is one of our favourite features of this property, it is of good size, has various seating areas and is home to lots of mature plants and trees.

Further information can be found below;

## GROUND FLOOR

Lounge 17'3" (into bay) x 12'6" max (5.27 (into bay) x 3.83 max)

Dining room 8'0" x 12'5" (2.45 x 3.81)

Conservatory 15'10" max x 12'11" (4.83 max x 3.94)

Kitchen/breakfast room 11'3" max x 15'3" max (3.45 max x 4.65 max)

WC 5'11" x 2'10" (1.82 x 0.87)

Integral garage 17'5" max x 8'3" max (5.33 max x 2.53 max)

## FIRST FLOOR

Bedroom 1 11'10" max x 12'6" max (3.63 max x 3.83 max)

Shower room (to bedroom 1) 6'5" x 3'8" (1.98 x 1.13)

Bedroom 2 8'3" x 10'4" (2.53 x 3.15)

Bedroom 3 7'4" max x 9'3" max (2.26 max x 2.83 max)

Bedroom 4 8'8" max x 9'4" max (2.65 max x 2.86 max)

Family bathroom 7'3" max x 6'5" max (2.23 max x 1.97 max)

## Tenure

Freehold

## Council tax

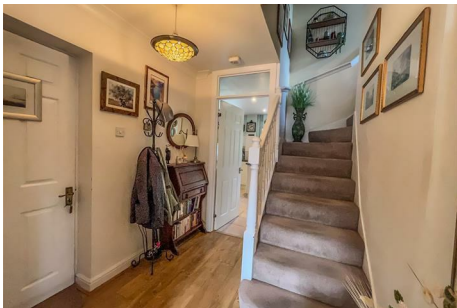
Band F

## Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR

