

## 9 Puddlers Row Rogerstone Newport



### **\*NO CHAIN\* - STYLISH DETACHED FAMILY HOME IN JUBILEE PARK**

- NO ONWARD CHAIN
- THREE BEDROOM DETACHED FAMILY HOME
- STYLISH KITCHEN/DINER
- LOUNGE
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS ENSUITE
- ENCLOSED REAR GARDEN
- DOUBLE-LENGTH DRIVEWAY
- AMENITIES AND MAJOR ROAD LINKS CLOSE BY
- LOCATED IN QUIET CUL-DE-SAC

**£290,000**

# Puddlers Row, Jubilee Park, Rogerstone

## Introduction

Situated in this quiet cul-de-sac in the highly sought after Jubilee Park development is this beautifully presented detached Taylor Wimpey family, close to excellent amenities such as shops, bus stops and well regarded primary and secondary schools. Major road links are close by too, such as the M4 motorway (J28), providing an easy commute to Cardiff, Bristol and beyond.

The property is situated within this small cul-de sac of approximately 14 houses just off Nettlefolds Crescent and is called 'The Gosford' by Taylor Wimpey Homes. Upon entering, we are welcomed into the hallway which leads off to a good sized lounge, ground floor WC and a stylish kitchen/diner area with double doors that lead out to the garden. Upstairs, we have three good sized bedrooms (with 2 out of the 3 benefitting from built-in wardrobes), a family bathroom plus an ensuite shower room to the main bedroom. Outside, a driveway provides off road parking for 2 cars and a side gate leads in to the rear garden which is laid to lawn and patio.

Further information can be found below;

## GROUND FLOOR

**Lounge 13'10" max x 12'1" max (4.23 max x 3.70 max)**

**Kitchen/diner 15'5" x 9'4" (4.72 x 2.86)**

**WC 6'1" x 3'4" (1.86 x 1.02)**

## FIRST FLOOR

**Bedroom 1 11'1" max x 12'0" max (3.40 max x 3.68 max)**

**Ensuite 5'8" x 5'6" (1.75 x 1.68)**

**Bedroom 2 10'9" max x 8'7" (3.29 max x 2.62)**

**Bedroom 3 11'8" max x 6'7" (3.57 max x 2.02)**

**Bathroom 6'8" x 5'6" (2.04 x 1.70)**

## Viewing

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

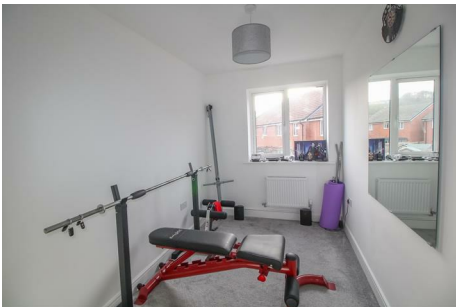
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## Tenure

We are advised the property is freehold however we recommend you confirm this with your solicitor prior to purchase. We are also advised that there is an annual service charge for the development of approximately £250.


## Council tax

Band E




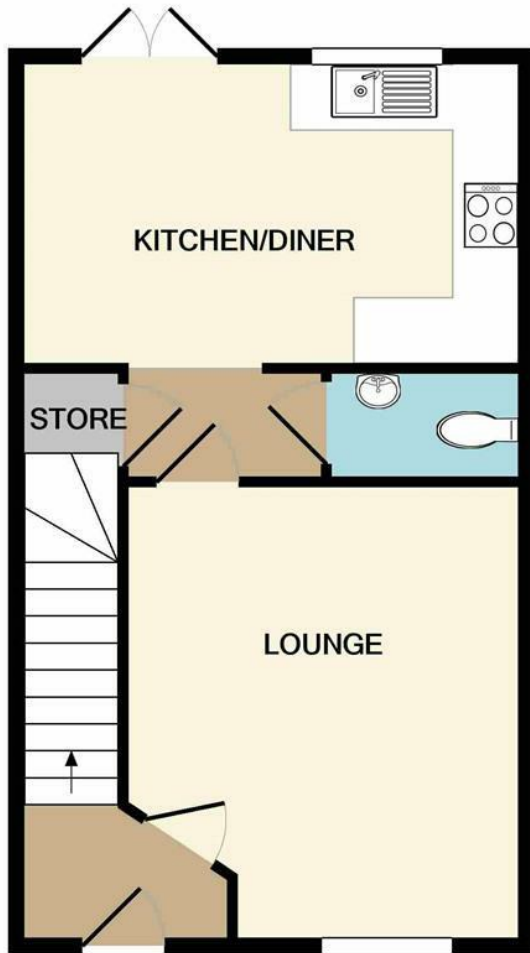


## Energy Efficiency Rating

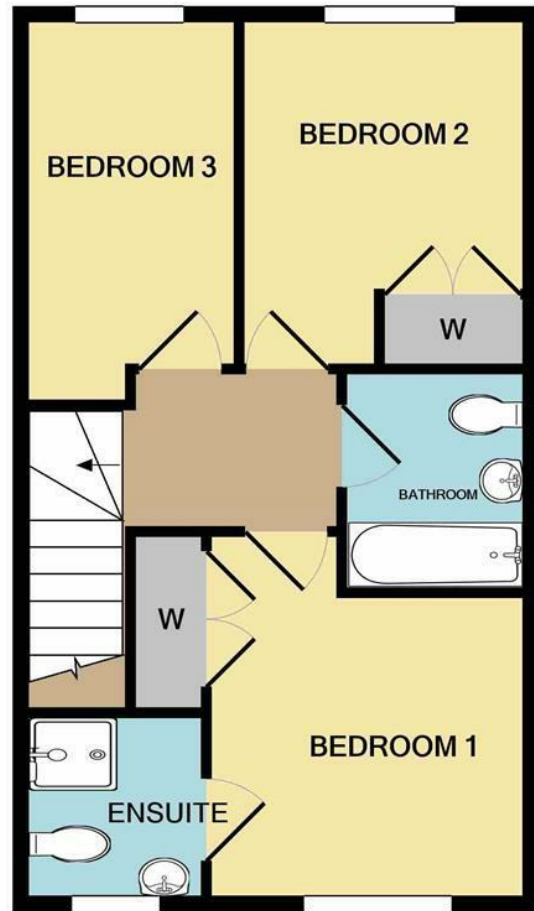
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given  
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