

2 Fuscia Way Rogerstone Newport



BEAUTIFULLY PRESENTED AND MUCH IMPROVED 4 BEDROOM HOME IN AFON VILLAGE

- IMMACULATEDLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- RECENTLY FITTED STYLISH KITCHEN
- REFITTED BATHROOM & ENSUITE
- NEWLY FITTED VEISMANN GAS BOILER
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- GROUND FLOOR WC
- DRIVEWAY LEADING TO GARAGE
- MINUTES FROM AMENITIES
- GREAT SCHOOL CATCHMENTS

£370,000

Fuscia Way, Rogerstone, NP10 9LD

Introduction

A fantastic opportunity to purchase this beautifully maintained and much improved detached family home situated within sought-after Afon Village in Rogerstone, just minutes from excellent amenities and major road communications. Excellent school catchments, shops and bus stops are all close by as well as the M4 motorway being a short drive away providing an easy commute to Cardiff, Bristol and beyond.

Built c.2000 by Westbury Homes, the property has undergone refurbishment over the last few years including a newly fitted gas combination boiler, replacement bathroom/ensuite/WC and, most recently the kitchen. Upon entering the property we are welcomed into the hallway which leads off to a lounge with separate dining room, ground floor WC, a newly fitted kitchen/breakfast room with adjoining utility room and a conservatory. Stairs lead up to the first floor where we have four bedrooms (3 of which have built-in storage), a refitted family bathroom and refitted ensuite to bedroom 1.

Outside, the block-paved driveway provides off road parking for 2/3 cars and leads to a detached garage featuring power and lighting. The rear garden is relatively private and is laid to patio and grass surrounded by conifer trees.

Further information can be found below along with room dimensions

GROUND FLOOR

Lounge 15'2" x 11'2" max (4.64 x 3.42 max)

Conservatory 13'0" max x 10'5" max (3.97 max x 3.18 max)

Dining room 11'4" x 8'11" (3.46 x 2.72)

Kitchen 11'8" max x 11'6" max (3.57 max x 3.52 max)

A range of wall and base units in grey gloss, wrap-around breakfast counter, integrated Bosch oven and Bosch hobs with extractor fan over. Door leading to utility room

Utility room 6'5" x 4'10" (1.98 x 1.49)

Plumbing for washing machine and sink inset to worktop

WC 5'1" x 3'4" (1.56 x 1.02)

Garage (detached) 16'9" x 8'9" (5.13 x 2.69)

Accessible via an up and over door featuring power and lighting

FIRST FLOOR

Bedroom 1 11'11" max x 9'9" max (3.65 max x 2.98 max)

Featuring built-in wardrobes

Ensuite (to bedroom 1) 5'8" x 4'10" (1.75 x 1.49)

Comprising a WC, sink and shower cubicle

Bedroom 2 11'6" max x 9'1" max (3.53 max x 2.77 max)

Featuring built-in wardrobes

Bedroom 3 9'8" x 7'10" (2.95 x 2.39)

Featuring a built-in wardrobe

Bedroom 4 8'9" x 6'9" (2.69 x 2.06)

Family bathroom 6'4" x 5'5" max (1.95 x 1.66 max)

Tenure

Freehold

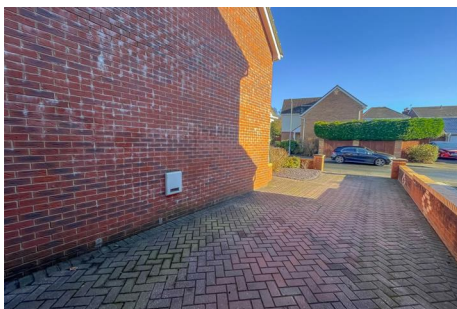
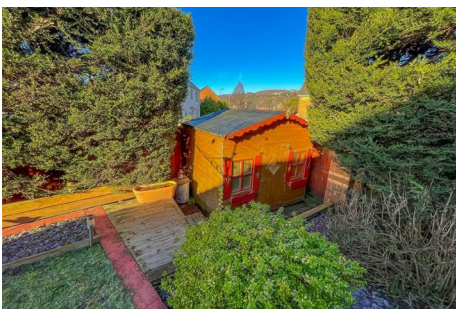
Council tax

Band E


Viewing

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


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

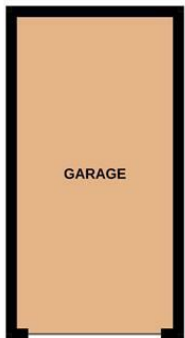
GROUND FLOOR



1ST FLOOR



GARAGE



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 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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