

30 Dewberry Grove Rogerstone Newport



FOUR BEDROOM DETACHED HOME OCCUYYING LARGE PLOT

- STUNNING DETACHED FAMILY HOME
- FOUR BEDROOMS
- LARGE LOUNGE
- HIGH QUALITY KITCHEN WITH GRANITE WORKTOPS AND ISLAND
- LARGER THAN AVERAGE PLOT
- BEAUTIFUL SOUTH-FACING REAR GARDEN
- CONSERVATORY
- GARAGE
- EXCELLENT SCHOOL CATCHMENTS
- NEAR TO AMENITIES, ROAD LINKS AND TRAIN STATION

£495,000



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02920 456 444



NEWPORT

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PONTYPRIDD

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Dewberry Grove, Rogerstone, NP10 9JY

Introduction

A fantastic and rare opportunity to acquire this beautifully presented and significantly enhanced detached family home, ideally situated on the edge of the highly sought-after Afon Village estate in Rogerstone. Occupying a generous plot at the end of a private driveway, the property offers excellent privacy while benefiting from superb local amenities and transport links.

Within walking distance are highly regarded primary and secondary schools, Rogerstone train station, local shops, and a range of everyday amenities. The A472 and M4 motorway are also just a short drive away, making this an ideal location for commuters.

Built by Wilcon Homes around 2001, the property has been lovingly owned by the same family since new. During their ownership, the home has been thoughtfully modernised and reconfigured to create a stylish, practical, and contemporary living environment finished to a high standard throughout.

The welcoming entrance hall leads to a convenient ground floor WC, a spacious full-length lounge, a bright conservatory, and an impressive open-plan kitchen/dining room featuring granite worktops, integrated appliances, and ample storage. A matching utility room provides additional practicality and complements the kitchen perfectly.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room serving the principal bedroom.

Externally, the property benefits from ample off-road parking to the front, leading to an integrated garage with power and lighting. To the rear is a private, enclosed, south-facing garden designed for low maintenance, along with a generous side garden offering additional outdoor space and potential for further landscaping or family use.

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional setting of this outstanding family home.

Tenure

Freehold

Council tax

Band F

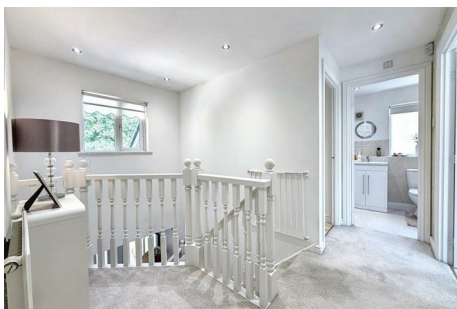
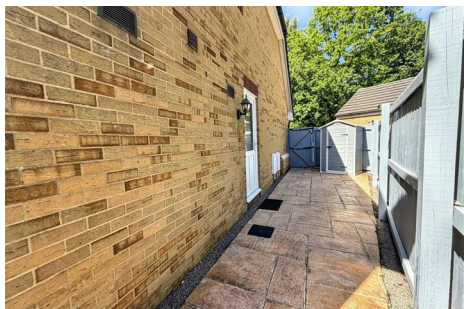
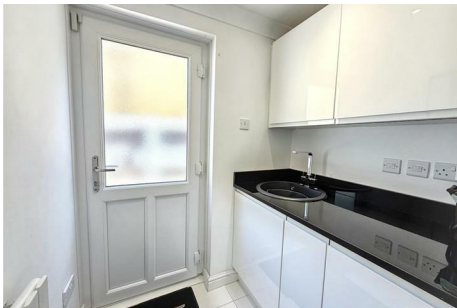
Boundaries

All boundaries should be checked by your solicitor

Viewing

By prior appointment with vendors agents James Douglas. 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.





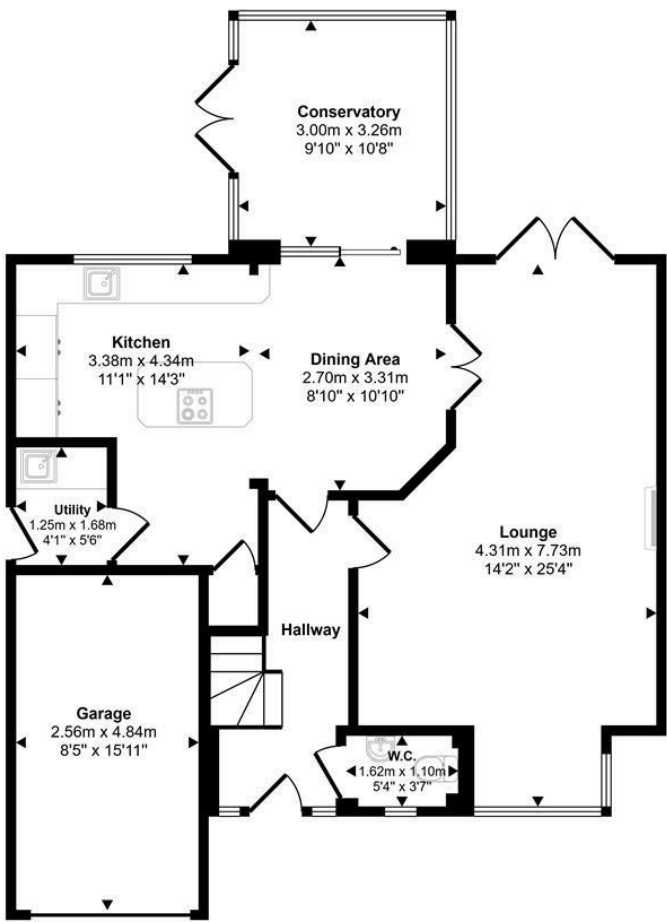
Energy Efficiency Rating

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

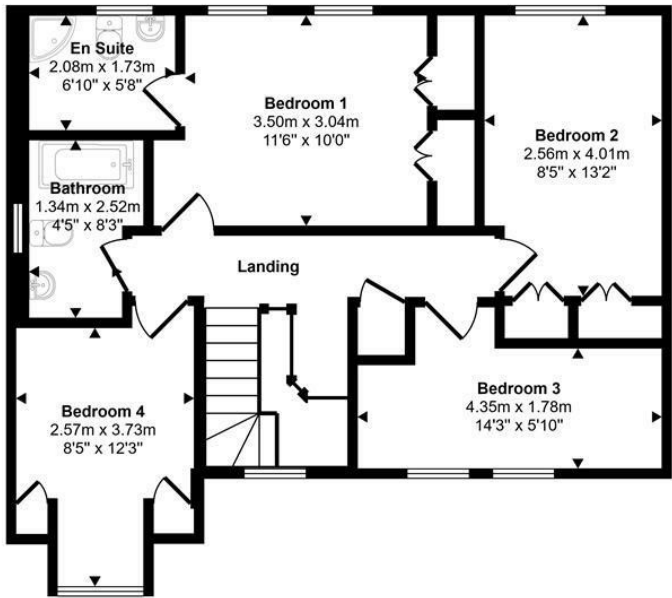
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
150 sq m / 1619 sq ft



Ground Floor
Approx 86 sq m / 924 sq ft



First Floor
Approx 65 sq m / 695 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.