

**27 Welsh Oak Way
Rogerstone
Newport**



BEAUTIFULLY PRESENTED AND SPACIOUS 4 BEDROOM TOWNHOUSE IN JUBILEE PARK

- SPACIOUS THREE-STOREY ACCOMMODATION
- FOUR BEDROOMS
- IMPRESSIVE PRINCIPLE BEDROOM WITH ENSUITE
- SOCIABLE KITCHEN/DINER
- FULL-WIDTH LOUNGE
- ENCLOSED REAR GARDEN
- GARAGE PLUS PLENTY OF PARKING
- HIGHLY SOUGHT AFTER DEVELOPMENT
- WALKING DISTANCE TO AMENITIES & GREAT SCHOOLS
- A SHORT DRIVE TO THE M4 MOTORWAY

Chain Free £342,000

Welsh Oak Way, Rogerstone, NP10 9NS

Introduction

A fantastic opportunity to purchase this beautifully presented and spacious semi detached townhouse situated in the ever popular Jubilee Park development in Rogerstone, offering easy access to excellent amenities and major road links. Within walking distance we have shops, bus stops and reputable schools, plus the M4 is a short drive away providing an easy commute to Cardiff, Bristol and beyond.

Built c.2017 by Bellway Homes, the property offers three-storey living accommodation, all of which has been designed with families in mind. Upon entering, we are welcomed into the hallway which leads to a WC, a stylish fitted kitchen/dining area plus a full-width lounge featuring double doors leading out to the garden. Up to the first floor, we have three bedrooms and a family bathroom then, up to the second floor is the principle bedroom which is a superb size, offers storage plus an ensuite shower room.

Outside, the rear garden is enclosed and relatively out of sight from neighbouring properties, plus mainly laid to patio and lawn with various shrubs and plants. The frontage has been redesigned to allow parking for approximately 4 vehicles and features a garage (with power and lighting) which can also be accessed via the garden.

Further information and room dimensions can be found below;

GROUND FLOOR

Kitchen/diner 16'3" (into bay) x 9'2" max (4.97 (into bay) x 2.81 max)

Featuring a range of wall and base units with integrated dishwasher, washing machine, fridge/freezer and electric oven and gas hobs/extractor fan over

Lounge 16'2" max x 12'1" max (4.94 max x 3.70 max)

WC 5'6" x 2'10" (1.70 x 0.88)

Garage

Featuring power and lighting and accessible via the front via up and over door, and from the rear garden

FIRST FLOOR

Bedroom 2 (front double) 12'5" max x 9'3" max (3.81 max x 2.82 max)

Bedroom 3 (rear double) 15'9" max x 9'2" max (4.81 max x 2.81 max)

Bedroom 4 7'8" x 6'7" (2.35 x 2.01)

Family bathroom 6'7" x 5'6" (2.01 x 1.69)

SECOND FLOOR

Bedroom 1 22'2" max x 12'4" max (6.77 max x 3.78 max)

Ensuite (to bedroom 1) 8'5" x 6'1" (2.58 x 1.87)

Tenure

Freehold. We are advised by the vendors that there is a current annual service charge payable of approximately £215

Council tax

Band E

Viewings

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		95
(81-91) B	85	
(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	

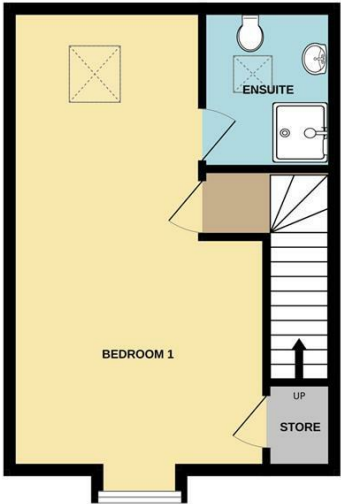
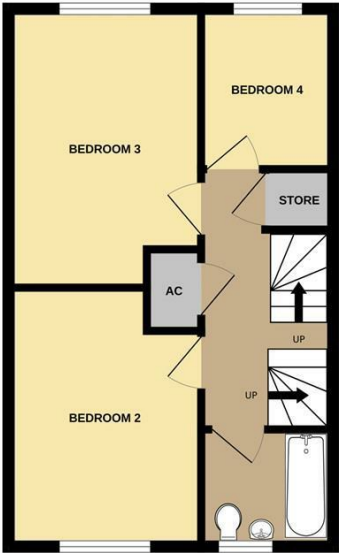
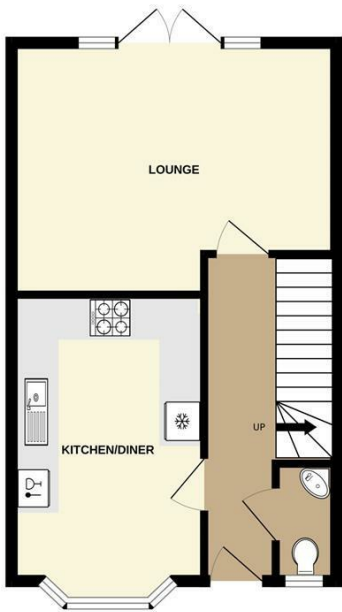
Environmental Impact (CO₂) Rating

	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

2ND FLOOR



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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