

**15 Mulberry Close
Rogerstone
Newport**



SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN AFON VILLAGE

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- GOOD SIZED FRONT LOUNGE WITH BAY WINDOW
- DINING ROOM LEADING TO CONSERVATORY
- KITCHEN WITH ADJOINING UTILITY ROOM
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS ENSUITE TO MAIN BEDROOM
- SEMI CONVERTED GARAGE
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

Chain Free £365,000



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Mulberry Close, Rogerstone, NP10 9JS

Introduction

A fantastic opportunity to purchase this detached family home situated in this lovely cul-de-sac within the ever popular Afon Village development, just minutes from excellent amenities and major road connections. Within walking distance we have Rogerstone train station, Morrisons supermarket and well regarded schools, as well as the M4 motorway being just around the corner.

Offered for sale with no onward chain, the property offered the prospective purchaser to make it their own as some cosmetic improvements may be benefited from. The living accommodation is well proportioned and features a newly fitted gas combination boiler as well as an upgraded ensuite. Upon entering the property we are welcomed into the hallway which leads off to a bay-fronted lounge, kitchen with adjoining utility room, WC and a dining room leading through to a conservatory. Upstairs, the landing leads off to four bedrooms and family bathroom, plus an ensuite to the main bedroom.

Outside, the frontage offers off road parking and a semi-converted garage then, to the rear, a large enclosed rear garden.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge 14'0" max x 13'5" (into bay window) (4.29 max x 4.11 (into bay window))

Dining room 9'0" max x 9'6" (2.76 max x 2.91)

Conservatory 8'4" x 8'10" (2.55 x 2.71)

Kitchen 11'11" max x 9'6" max (3.64 max x 2.90 max)

Utility room 4'11" x 6'11" (1.50 x 2.12)

WC 2'7" x 6'4" (0.81 x 1.95)

Garage 8'2" x 15'4" (2.51 x 4.69)

Measurements minus any void space between stud wall and front garage door. The garage features plastered walls and ceiling as well as power, lighting and a rear pedestrian door from the rear garden.

FIRST FLOOR

Bedroom 1 13'10" max x 11'11" max (4.24 max x 3.65 max)

Ensuite 4'9" x 6'8" (1.47 x 2.05)

Bedroom 2 10'10" max x 9'10" max (3.31 max x 3.00 max)

Bedroom 3 11'4" max x 9'5" max (3.47 max x 2.89 max)

Bedroom 4 11'6" max x 6'8" max (3.51 max x 2.05 max)

Family bathroom 6'9" x 6'3" (2.06 x 1.91)

Tenure

Freehold

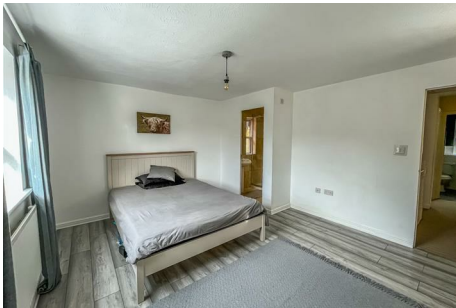
Council tax

Band E


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 |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 67 | |
| (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 |  |

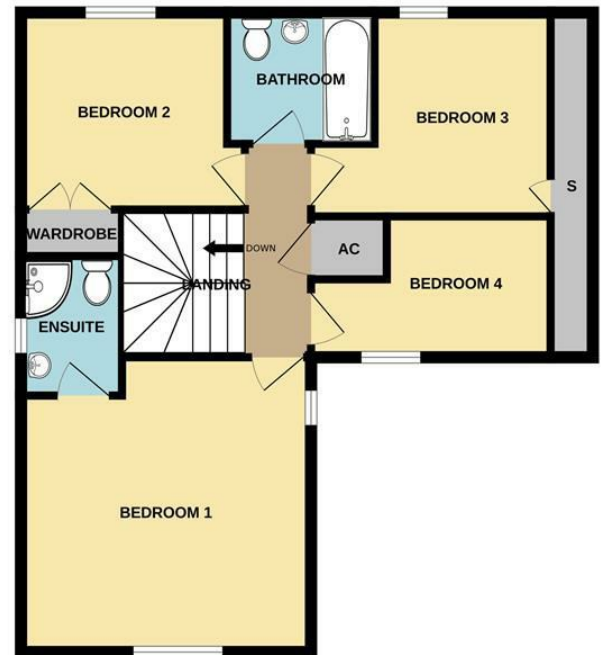
Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

GROUND FLOOR



1ST 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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