



**2 Great Oaks Park
Rogerstone
Newport**



IMPRESSIVE FOUR BEDROOM DETACHED HOME WITH LOTS OF POTENTIAL

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- SEMI CONVERTED DOUBLE GARAGE
- IMPRESSIVE LOUNGE WITH INGLENOOK FIREPLACE
- LARGE KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY
- STUDY
- FAMILY BATHROOM PLUS TWO EN-SUITES
- ENCLOSED REAR GARDEN
- DINING ROOM
- LOTS OF POTENTIAL TO IMPROVE
- NEAR TO EXCELLENT AMENITIES AND ROAD LINKS

Offers Over £520,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP
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02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Great Oaks Park, Rogerstone, NP10 9AT

Introduction

A fantastic and rare opportunity to purchase this spacious four bedroom detached family home situated on the favourable West side of Newport, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access onto the canal which offers beautiful walks. The M4 motorway is just around the corner too, providing easy access to neighbouring towns and cities.

The property was built by McAlpine Homes c.2002 and was the original show home, plus the detached double garage was used as the sales office so features plastered walls and ceilings plus has power and lighting. The property has had little done in the way of modernisation, making this the perfect opportunity for the purchaser to make it their own.

On entering the property, we are welcomed into the hallway which leads off to a large lounge with central inglenook fireplace, dining room, study, WC and a spacious kitchen/breakfast room with adjoining utility. Upstairs, the gallery landing leads off to four double bedrooms, two en-suites and family bathroom.

Outside, the frontage offers a double-width driveway which leads to the detached double garage which features power, lighting and loft space as well as plastered walls and ceilings. There is also a side pedestrian door to the rear garden which is enclosed, home to lots of mature plants and a side garden with store shed and gate access.

Further information can be found below or by calling our friendly sales team.

Tenure

Freehold

Council tax

Band H

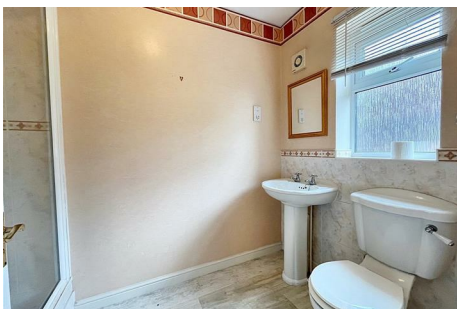
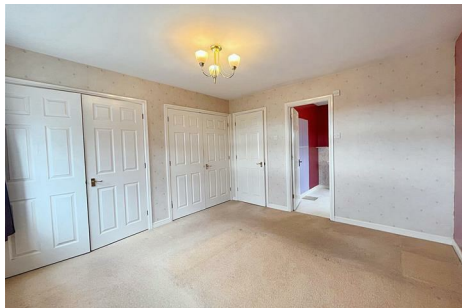
Boundaries

All boundaries should be confirmed 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.





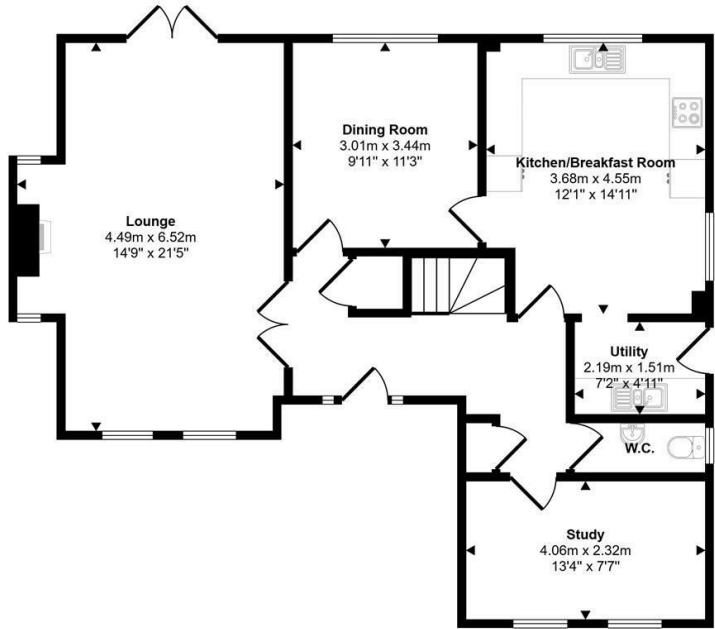
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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	

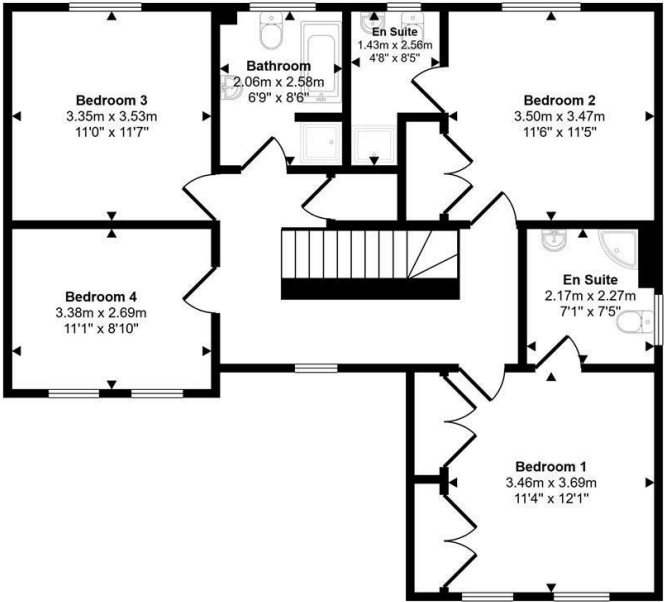
Environmental Impact (CO₂) Rating

	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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
164 sq m / 1763 sq ft



Ground Floor
Approx 83 sq m / 891 sq ft



First Floor
Approx 81 sq m / 871 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.