



**32 Berkerolles Road
Rogerstone
Newport**



STUNNING TWO BEDROOM SEMI DETACHED HOME IN ROGERSTONE

- MODERN TWO BEDROOM SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FAMILY BATHROOM PLUS EN-SUITE
- GOOD SIZED LOUNGE/DINER
- DRIVEWAY
- STYLISH KITCHEN
- LARGER THAN AVERAGE REAR GARDEN
- GROUND FLOOR WC
- NEAR TO AMENITIES AND ROAD LINKS

£235,000



CARDIFF

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

info@james-douglas.co.uk
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
info@james-douglas.co.uk
01443 485000

Introduction

Nestled in the sought-after location of Jubilee Park, Rogerstone, Newport, this beautifully presented modern semi-detached home offers an ideal opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality or convenience.

Boasting two spacious bedrooms, this lovely property features an exceptional layout for contemporary living. The principal bedroom benefits from a stylish ensuite, while a well-appointed family bathroom serves the additional bedroom. For added convenience, there is also a downstairs WC, perfect for guests and daily family life.

The welcoming exterior includes a private driveway, providing off-road parking and adding to the ease and comfort of everyday living. Step inside to discover a bright and airy interior finished to high standards, creating a warm and inviting atmosphere throughout.

Situated close to an array of local amenities, residents will find shops, cafés, and essential services within easy reach. The area is well connected by reliable road links, making commuting straightforward for those working in Newport, Cardiff or beyond. The property also sits within the catchment area of highly regarded local schools, making this an excellent choice for families.

Enjoy the community spirit of Rogerstone, with beautiful parks, walking trails, and leisure facilities all close by. The nearby Fourteen Locks Canal Centre offers scenic walks, while a variety of restaurants and pubs provide options for dining and socialising.

This is a wonderful opportunity to secure a modern home in a vibrant community. Early viewing is highly recommended—contact today to arrange your personal tour and discover everything this superb property has to offer.

Tenure

Freehold - There is service charge to be paid for upkeep of the development of approx £270pa

Council Tax

Band D

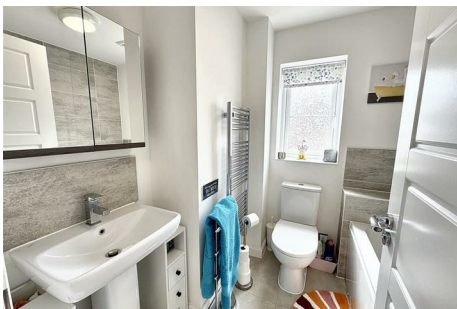
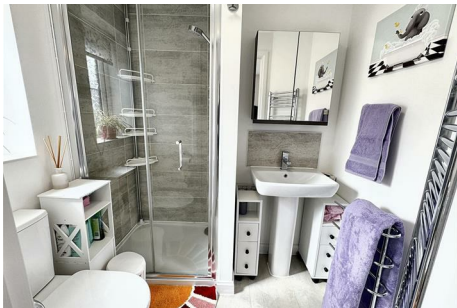
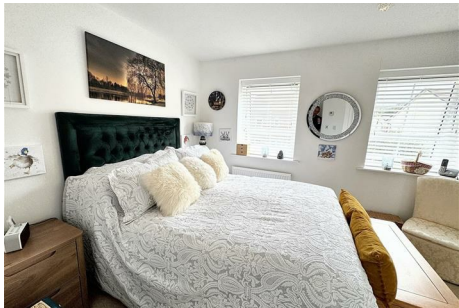
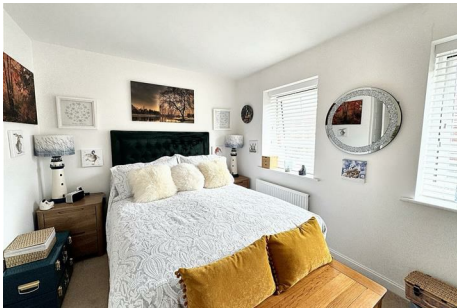
Boundaries

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.



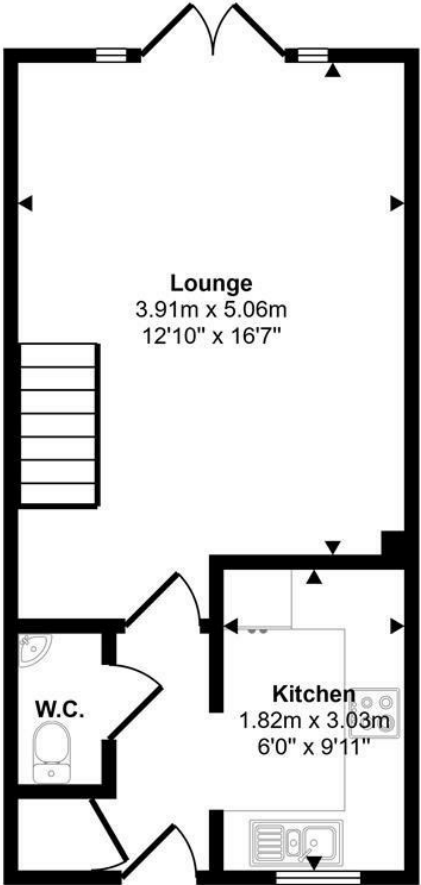
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(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 	

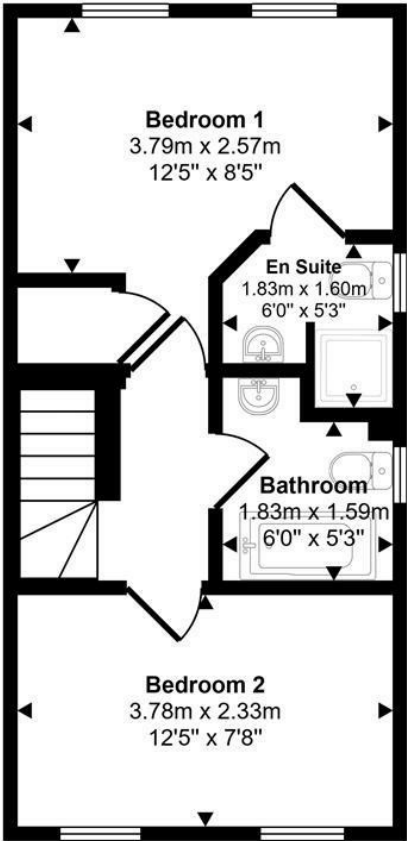
Environmental Impact (CO₂) Rating

	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		
(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
63 sq m / 675 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 31 sq m / 331 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.