



**15 Brabazon Road  
Rogerstone  
Newport**



**BEAUTIFULLY PRESENTED TWO BEDROOM HOME IN JUBILEE PARK**

- STYLISH MID-TERRACED HOME
- JUBILEE PARK LOCATION
- TWO DOUBLE BEDROOMS
- GROUND FLOOR WC
- BEAUTIFUL LOUNGE/DINER WITH DOORS TO GARDEN
- GREY HIGH-GLOSS KITCHEN WITH APPLIANCES
- DOUBLE-WIDTH DRIVEWAY TO FRONT
- ENCLOSED LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

**Guide Price £230,000**



**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

# **Brabazon Road, Newport, NP10 9PU**

## **Introduction**

\*GUIDE PRICE £230,000 - £240,000\* A fantastic opportunity to purchase this beautifully presented mid-terraced home situated within the vibrant Jubilee Park development in Rogerstone, just minutes from main road connections and excellent amenities. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access to the A472 and M4 motorway, both providing effortless commuting to neighbouring towns and cities.

The property was built by Taylor Wimpey in 2020 and is offered to the market in superb cosmetic order, also featuring a few upgrades and modern touches.

On entering, we are welcomed into the hallway which leads off to a ground floor WC, stylish fitted kitchen with integrated appliances and a lounge/diner with doors to the garden. Upstairs, there are two double bedrooms (bedroom one featuring built-in storage) and the family bathroom featuring a bath with shower over.

Outside, the frontage offers two side-by-side parking spaces then, to the rear, an enclosed garden laid to patio and artificial lawn with rear pedestrian gate.

## **Tenure**

Freehold. We are advised there is an annual service charge payable of approximately £200

## **Council tax**

Band C

## **Boundaries**

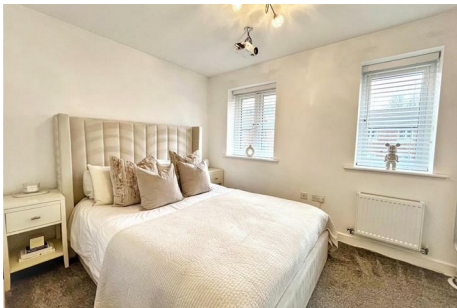
All legal boundaries should be confirmed by your solicitor

## **Viewing**

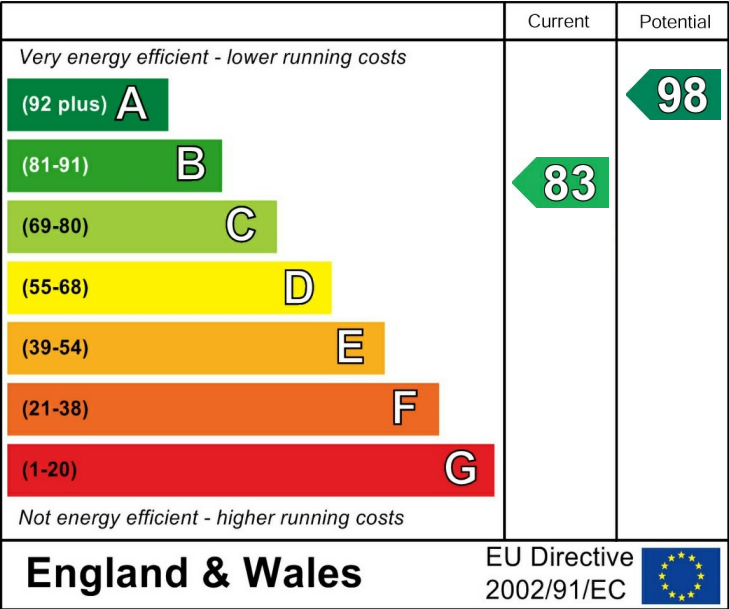
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.

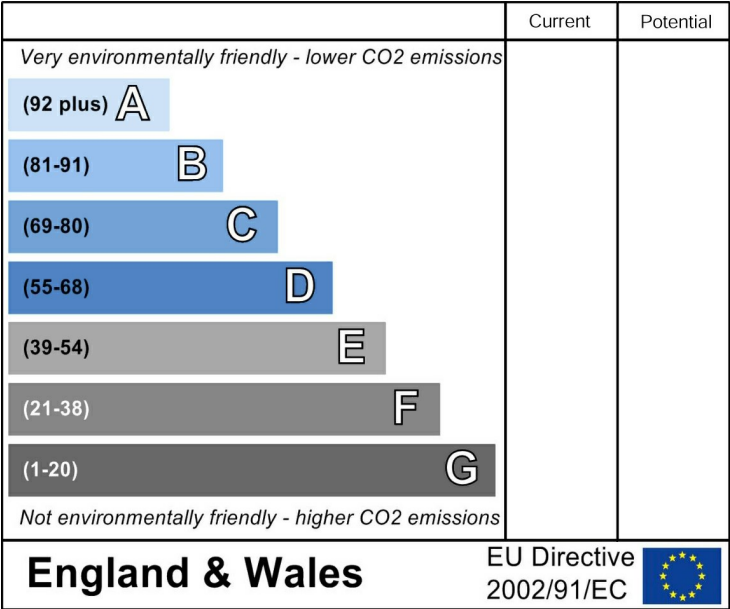




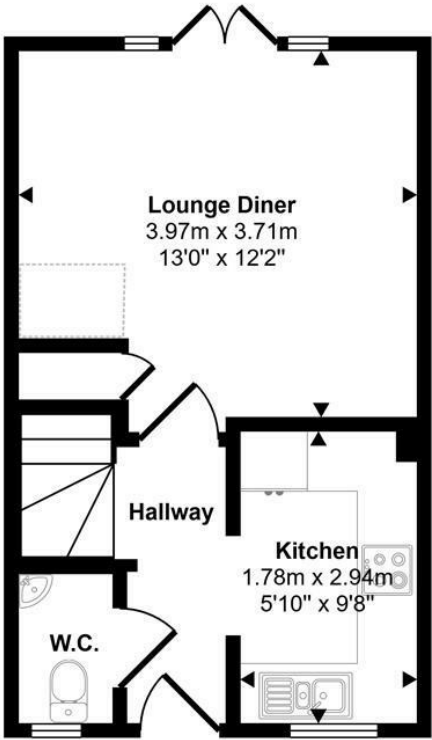
# Energy Efficiency Rating



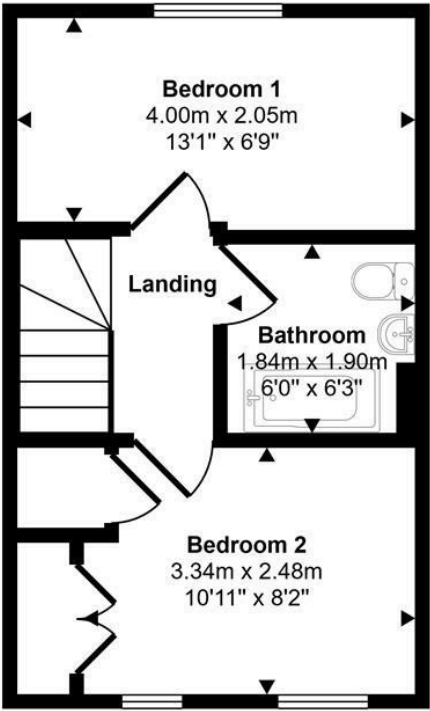
# Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
54 sq m / 582 sq ft



Ground Floor  
Approx 27 sq m / 289 sq ft



First Floor  
Approx 27 sq m / 293 sq ft

 Denotes head height below 1.5m

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.