

**1 Taliesin Drive  
Rogerstone  
Newport  
NP10 0DB**

**510,000**



- EXTENDED DETACHED HOUSE
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE BATHROOM
- DRIVEWAY FOR OFF ROAD PARKING
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- ENCLOSED REAR GARDEN
- CLOSE TO THE MONMOUTHSHIRE AND BRECON CANAL
- WITHIN 1 MILE OF THE M4 MOTORWAY



**Ref: PRA11257**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

SPACIOUS, LIGHT AND AIRY!! We are thrilled to offer FOR SALE, this extended five bedroom, detached home in Rogerstone. The ground floor consists of a lounge, dining room, sitting room, kitchen, utility room and WC. Upstairs, five bedrooms, the main bedroom having the added benefit of a full ensuite bathroom with WC, hand basin, Jacuzzi style bath and separate shower cubicle; the family bathroom has a bath with a shower over. There is a drive for off road parking and a good size integral garage with storage above and can be accessed from the house. Gardens to the front, rear and side are laid to lawn with some mature shrubs and a patio seating area in the rear of this quite substantial property. Ideal for a growing family with access to schools for all ages but also for those who want space to entertain, close enough to commute and not be in the centre of everything. For those commuters, whether via road or train, minutes from J27 on the M4 and railway stations at both Rogerstone and Pye Corner, the location is excellent. Locally, there are small independent shops, with access to major supermarkets via the road network. Very close to 14 Locks Visitor Centre with lovely walks and for the more active there are athletics and sports clubs within reach. Information about local activities from Mum & Baby Yoga to Art Club can be found on Rogerstone's Community Council Web page. This is an absolute find and we highly recommend viewing - call to arrange

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## Accommodation

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### Porch

Entrance door, door to the integral garage, door to:



### Hallway

Wood flooring, stairs to the first floor, radiator, panelled doors to:



### Sitting room (15' 10" x 15' 1") or (4.82m x 4.60m)

Double glazed windows to the side and rear, feature fireplace, radiator.





## WC

Double glazed obscured glass window to the rear, white pedestal wash hand basin and close coupled WC, wood flooring, half tiled walls, radiator.

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## Lounge (12' 0" x 15' 4") or (3.65m x 4.68m)

Double glazed window to the front, laminate flooring, feature fireplace, radiator.

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## Dining Room (9' 9" x 12' 5") or (2.97m x 3.79m)

Double glazed patio doors leading to the enclosed rear garden, inset spot lights, wood flooring, radiator, archway to:

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## Kitchen (13' 0" x 8' 11") or (3.96m x 2.73m)

Double glazed window to the rear, inset spotlights, range of wall and base units, integrated fridge and freezer, space for a range cooker with extractor over, tiled splashbacks, radiator, tiled floor, under stair storage cupboard, door to:

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## Utility Room

Double glazed glass panel door to the side, double glazed window to the side, kitchen wall units, worktops with space for a washing machine and tumble dryer under, wall mounted gas combi boiler, tiled floor, radiator.

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## Landing

Panelled doors to:



## Bedroom 1 (13' 8" Max x 14' 9") or (4.16m Max x 4.49m)

Double glazed window to the front, storage cupboard, radiator, panelled door to:

## En Suite Bathroom

Double glazed obscured glass window to the front, white suite comprising a bath, pedestal wash hand basin and close coupled WC, shower cubicle with glass doors, tiled walls, extractor fan, radiator.

## Bedroom 2 (15' 10" x 15' 0" Max) or (4.82m x 4.56m Max)

Double glazed windows to the side and rear, radiator.

## Bedroom 3 (10' 6" x 8' 11") or (3.19m x 2.73m)

Double glazed window to the front, built in wardrobes, radiator.

## Bedroom 4 (7' 0" x 11' 10") or (2.13m x 3.60m)

Double glazed window to the rear, built in wardrobes, radiator.

## Bedroom 5/Study (6' 11" x 9' 9") or (2.11m x 2.96m)

Currently used as an office, double glazed window to the rear, radiator.

## Family Bathroom

Double glazed obscured glass window to the side, white suite comprising a pedestal wash hand basin, close coupled WC and bath with shower over with a glass shower screen, extractor fan, radiator.

## Garage

Electric remote controlled door, power and lighting, double glazed window to the side, hatch with a drop down ladder to attic storage space with lighting, door leading to the porch.

## Front

Blocked paved driveway for off road parking for at least 2 cars, access to the garage, garden mainly laid to lawn, pathway to the front entrance, pathway to the side access.

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## Rear Garden

Enclosed garden with a patio seating area with access to the patio doors, block paved pathway leading to both sides, garden mainly laid to lawn with mature shrubs to the borders.

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## Side

Gated access, block paved pathway to the utility entrance door and the enclosed rear garden.

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## Side 2

Block paved pathway leading to a side garden mainly laid to lawn, timber storage shed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

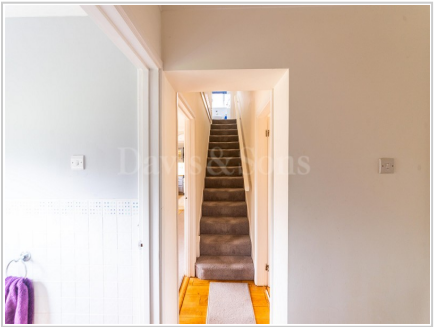
## Tenure

We are informed that the tenure is Freehold

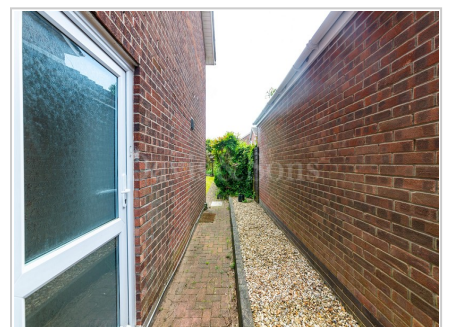
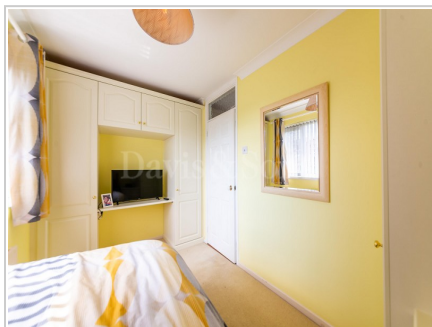
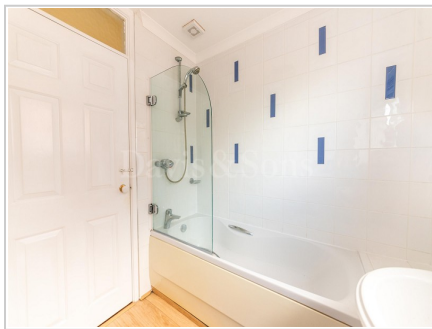
## Council Tax

Band F

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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Plan produced using PlanItUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.