



## Rosemont Avenue, offers in excess of £220,000

- Sought-after location
- Deceptively spacious accommodation
- Split level
- Garage
- Garden
- Near to schools
- Close to Risca high street
- EPC Rating: D



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## About the property

Presenting this immaculate semi-detached house, a perfect blend of sophistication and comfort, offered for sale in a highly sought-after location. The property boasts three generously sized bedrooms, bathroom and separate WC, providing ample space and convenience for families.

The heart of this home is its spacious reception room, an area perfect for unwinding or entertaining guests. The room is well complemented by a well-equipped kitchen/dinning, providing a haven for those who enjoy cooking. The property has been tastefully extended with a split-level, further enhancing its appeal.

An exceptional attribute of this property is its location, positioned just minutes from Risca high street, where you can find local cafes, sporting facilities, a substantial library, and all your local conveniences. Moreover, it's in close proximity to public transport links including Risca and Pontymister train station, making commuting to Newport, Cardiff, or Bristol straightforward.

For the outdoor enthusiasts, the area offers ample green spaces, walking and cycling routes, adding to the charm of the location. The property is also conveniently located near numerous schools, making it an ideal choice for families.





## Accommodation

### Hallway

Enter via UPVC double glazed door. Ceramic tiled floor, Radiator.

### Kitchen/Dining Room

17' 6" max x 11' 1" max (5.33m max x 3.38m max)

The kitchen is fitted with a range of contemporary white gloss base and wall units, complemented by roll-edge work surfaces and splashback tiling. A stainless steel single drainer sink is positioned beneath the window, while a built-in oven and gas hob with an extractor hood above provide practical cooking facilities. There is ample space for freestanding appliances, along with multiple power points for convenience. The room is finished with a radiator and attractive laminate flooring, enhancing both comfort and style. A UPVC double-glazed window and French doors to the rear elevation flood the space with natural light.

### Lower Ground Floor

#### Lounge

14' 3" x 12' ( 4.34m x 3.66m )

UPVC double glazed French doors and bay window to front elevation.

### Wc

Comprising close coupled WC and vanity wash hand basin. Radiator. Ceramic tiled floor. Tiled splashbacks.

### First Floor Landing

#### Bedroom Two

10' 11" x 12' 6" ( 3.33m x 3.81m )

UPVC double glazed window to front elevation. Radiator.

#### Bedroom Three

7' 1" x 8' 6" ( 2.16m x 2.59m )

UPVC double glazed window to front elevation. Radiator.

### Second Floor

#### Bathroom

Comprising a white suite including a bath and electric shower over, close coupled WC and pedestal wash hand basin. Ceramic tiled floor. Tiled splashbacks. Opaque UPVC double glazed window.

#### Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

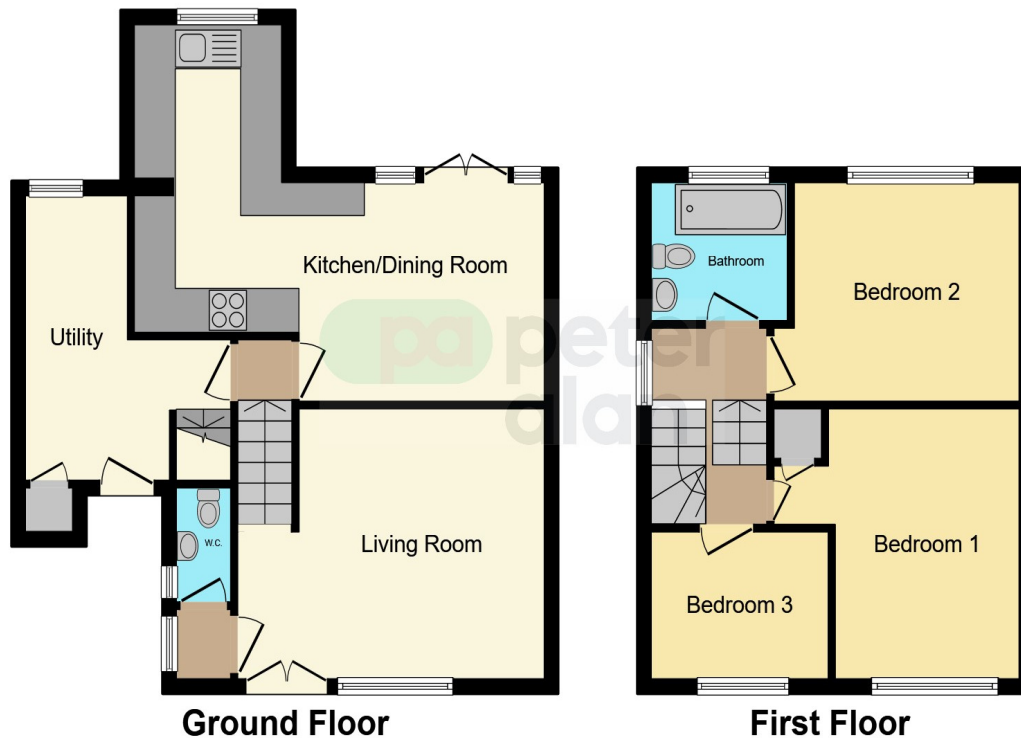
UPVC double glazed window to rear elevation. Radiator.

### Outside

01633 221892

newport@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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