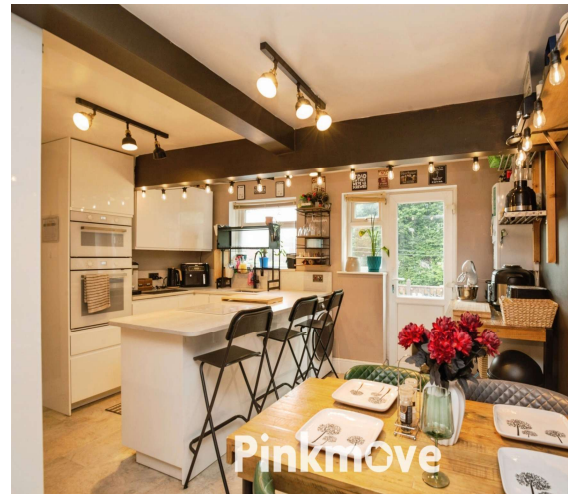




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## Rowan Way, guide price £270,000- £280,000

- Generous and versatile four-bedroom family home
- Impressive and stylish kitchen with breakfast bar and dining area
- Additional versatile reception space (office/playroom/games room)
- Spacious living room ideal for entertaining
- Ground floor WC, plumbed for a shower
- Private enclosed rear garden with decking and lawn
- Ample off-road driveway parking
- EPC Rating: D



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team@pinkmove.co.uk



## About the property

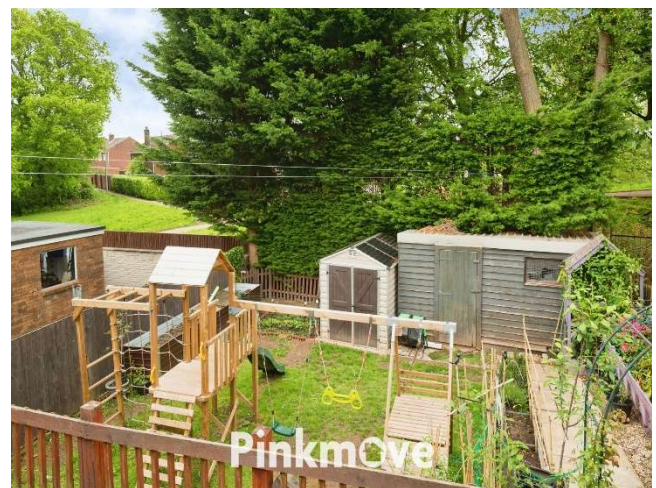
This generous and versatile family home is set back from the road, offering ample off-road parking and an attractive frontage. A welcoming hallway leads into a spacious living room, ideal for both relaxing and entertaining.

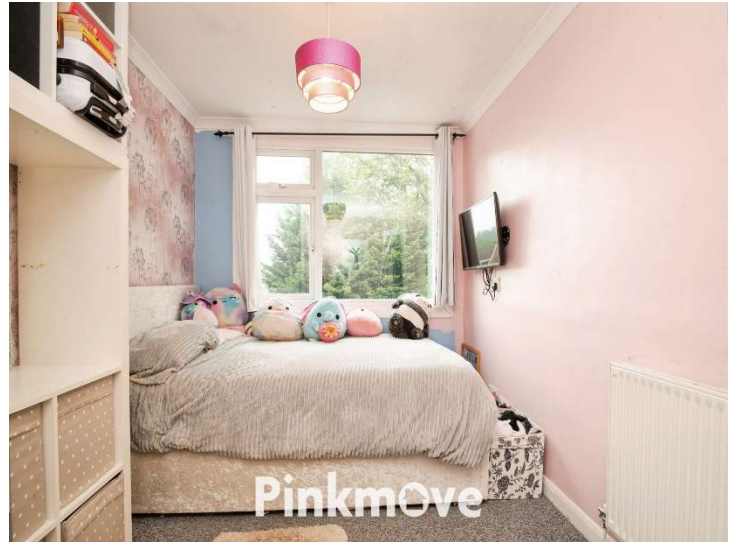
The heart of the home is a superb open-plan kitchen/dining space, thoughtfully extended to create a bright and sociable environment. The modern kitchen features integrated appliances, ample storage, and generous work surfaces and breakfast bar, with a defined dining area leading into a versatile additional space, ideal as a home office, playroom, or games area. Patio doors provide direct access to the garden and flood the space with natural light. The ground floor also benefits from a WC, plumbed ready for a shower, adding further practicality.

Upstairs offers four well-proportioned bedrooms, comprising two doubles and two singles, alongside a stylish, newly fitted family bathroom complete with a claw foot bath is finished to a high standard.

Externally the enclosed rear garden provides a private and family-friendly setting, with a decked seating area leading down to a lawned garden, perfect for children or keen gardeners. Mature trees enhance privacy, and a large shed offers excellent storage or workshop potential.

Additional benefits include solar PV panels, double glazing, and gas central heating. Conveniently located close to local amenities and transport links into Newport city centre, this fantastic home combines space, flexibility, and convenience





## Accommodation

Living Room

Kitchen/Dining Room

Shower Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

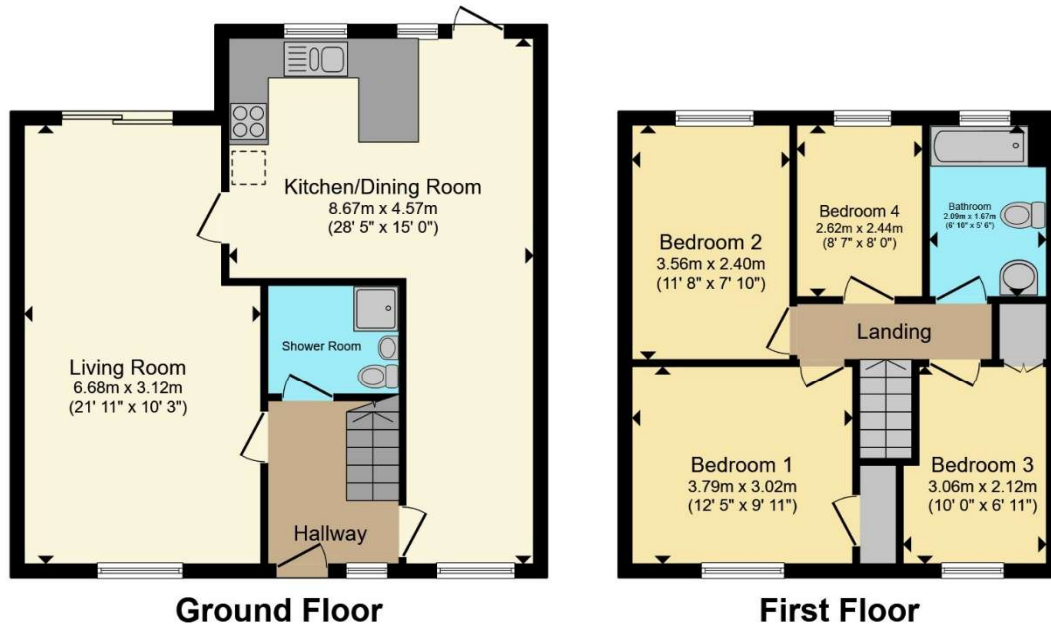
Bathroom

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## Floorplan



Total floor area 99.8 sq.m. (1,075 sq.ft.) approx

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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