



Myrtle Drive

Offers in the region of £280,000

- No onward chain
- Detached family home in sought-after Rogerstone location
- Three well-proportioned bedrooms
- Spacious lounge and separate dining room
- Fitted kitchen overlooking the rear garden plus a handy utility room
- Double-width driveway providing ample off-road parking
- Requires updating and modernisation
- EPC Rating: D



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About the property

Situated in the popular residential area of Rogerstone, this detached family home offers an excellent opportunity for buyers seeking a property they can update and modernise to suit their own tastes and requirements. Benefitting from a double-width driveway, garage and a generous layout extending to approximately 994 sq ft, the property is ideally suited to families, investors, or those looking for a home with scope for improvement.

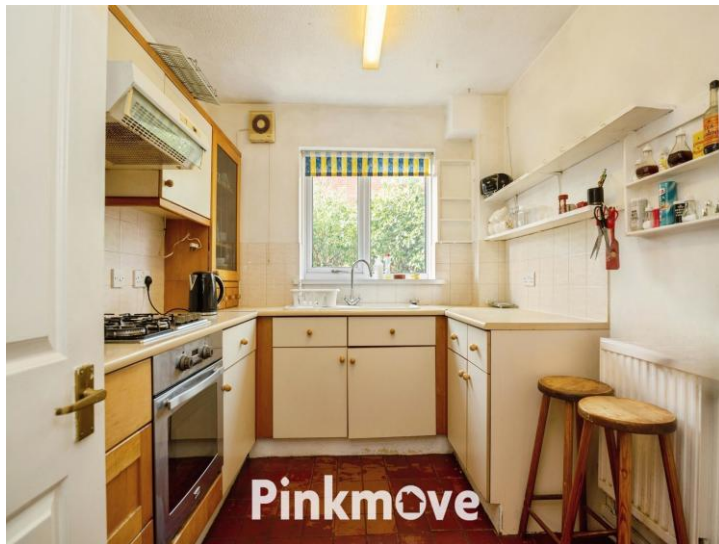
The accommodation comprises an entrance hall with convenient cloakroom/WC, a spacious lounge positioned to the front of the property, separate dining room and a fitted kitchen overlooking the rear garden. The integral garage offers further storage or potential for conversion, subject to any necessary consents.

To the first floor are three well-proportioned bedrooms and a family shower room.

Externally, the property enjoys ample off-road parking via a double-width private driveway leading to the garage, along with enclosed gardens offering plenty of scope for landscaping and enhancement.

Conveniently located close to local schools, shops, amenities and excellent transport links, including easy access to the M4 motorway, this property presents a fantastic opportunity for purchasers seeking a home that would benefit from some updating and modernisation in a highly desirable area.





Accommodation

Lounge

13' 11" x 12' 6" (4.24m x 3.81m)
Max Measurements

Dining Room

9' 7" x 7' 7" (2.92m x 2.31m)

Kitchen

9' 7" x 8' (2.92m x 2.44m)

Utility

9' 7" x 8' (2.92m x 2.44m)

Garage

10' 10" x 9' 7" (3.30m x 2.92m)

Wc

Bedroom 1

12' 8" x 7' 10" (3.86m x 2.39m)
Max Measurements

Bedroom 2

9' 3" x 7' 9" (2.82m x 2.36m)
Max Measurements

Bedroom 3

7' 10" x 7' 8" (2.39m x 2.34m)

Shower Room

7' 4" x 6' 3" (2.24m x 1.91m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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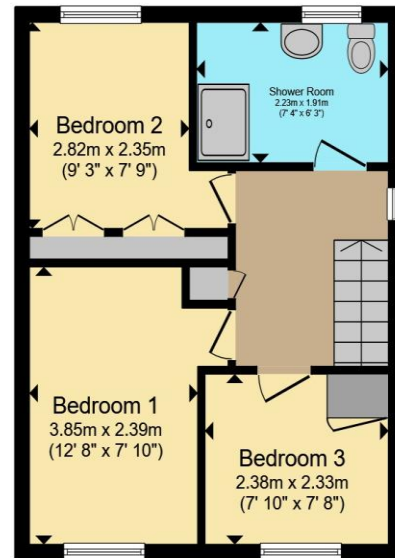
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Floorplan



Ground Floor



First Floor

Total floor area 92.3 sq.m. (994 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.localagent.com

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