



## Afon Mead, offers over £325,000

- Highly sought-after Afon Village location, Rogerstone
- Three-bedroom detached family home
- Driveway and detached garage
- Spacious living room
- Modern kitchen/diner
- Conservatory
- Principal bedroom with modern en-suite
- Ground floor WC



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## About the property

Situated in the highly sought-after location of Afon Village, Rogerstone, this beautifully presented three-bedroom detached family home offers spacious and modern living throughout.

The property benefits from a driveway providing off-road parking and a detached garage. Externally, there are front, side, and enclosed rear gardens, creating the perfect space for relaxing, entertaining guests, or enjoying family time outdoors.

The accommodation briefly comprises an entrance hall, leading to a spacious living room, a modern kitchen/diner, a bright conservatory, and a convenient ground floor WC

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Located within easy reach of local amenities, well-regarded schools, transport links, and the M4 motorway, this fantastic home is ideal for families and professionals alike.

Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



## Accommodation

**Entrance Hall**

**Ground Floor W.C**

**Living Room**

**Kitchen / Diner**

**Conservatory**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Garage**

**Outside**

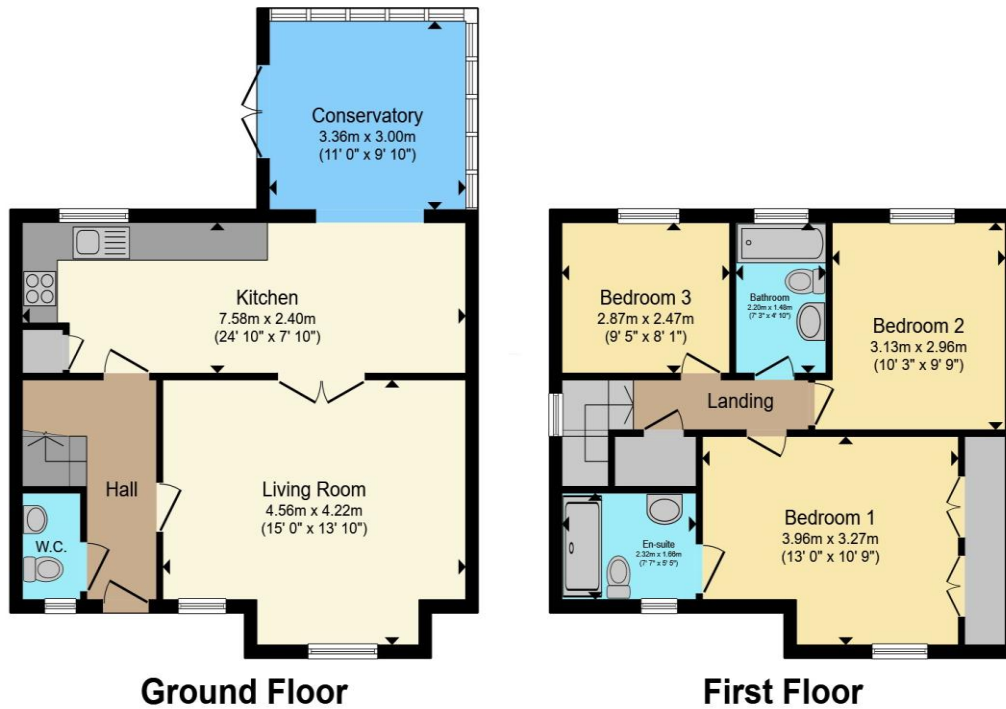
### Agents Notes

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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## Floorplan



Total floor area 106.3 m<sup>2</sup> (1,144 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.propertybox.io](http://www.propertybox.io)

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## Important Information

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