



## Rowan Way

Guide Price £280,000 to £290,000

- Modern & stylish extended four-bedroom semi-detached home
- Spacious open-plan kitchen/dining room
- Generous living room with flexible layout
- Two bathrooms, including ground-floor shower room and family bathroom
- Ample off-road parking
- Located in the increasingly sought-after area of Malpas



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**Pinkmove**

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## About the property

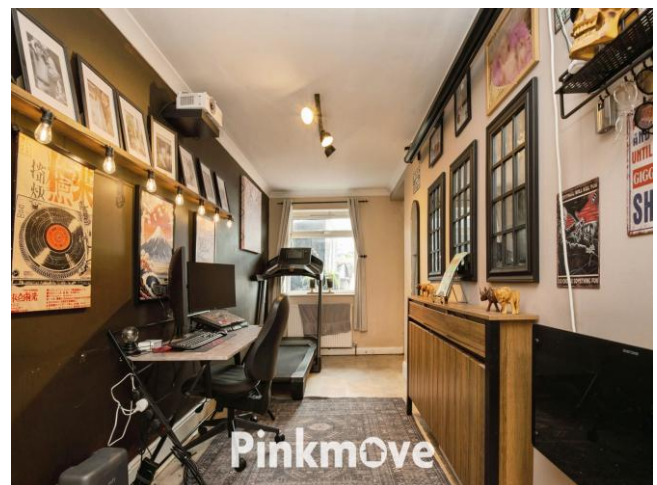
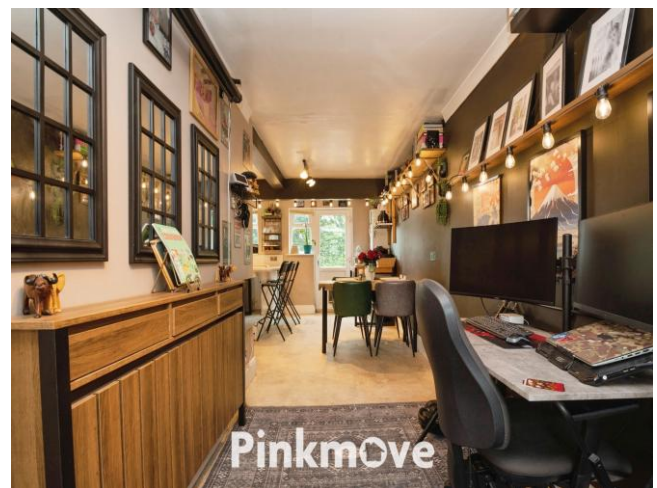
The property is set back from the road with ample off-road parking to the front. Upon entering, a welcoming hallway leads through to a spacious living room, ideal for relaxing and entertaining. To the rear lies the heart of the home, an impressive open-plan kitchen/dining room, thoughtfully extended to create a bright and sociable space. The kitchen is finished in a sleek, modern style with ample storage, integrated appliances, and generous worktop space, while still providing room for a large dining table. Patio doors and rear-facing windows flood the space with natural light and offer direct access to the garden.

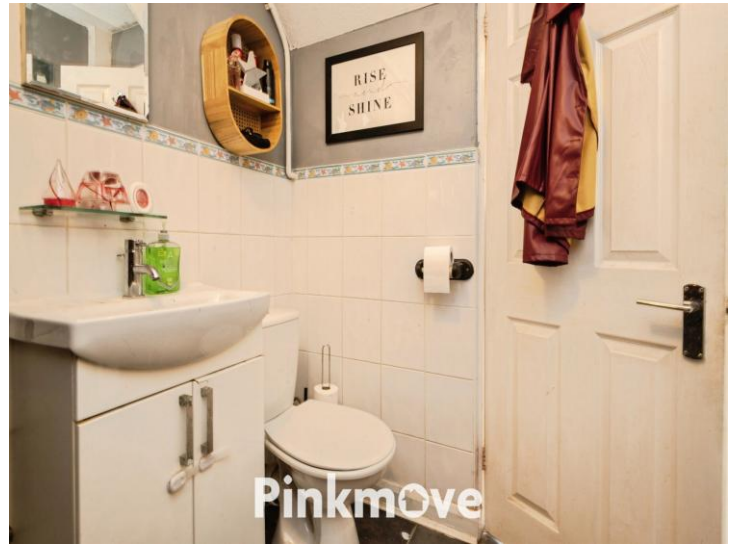
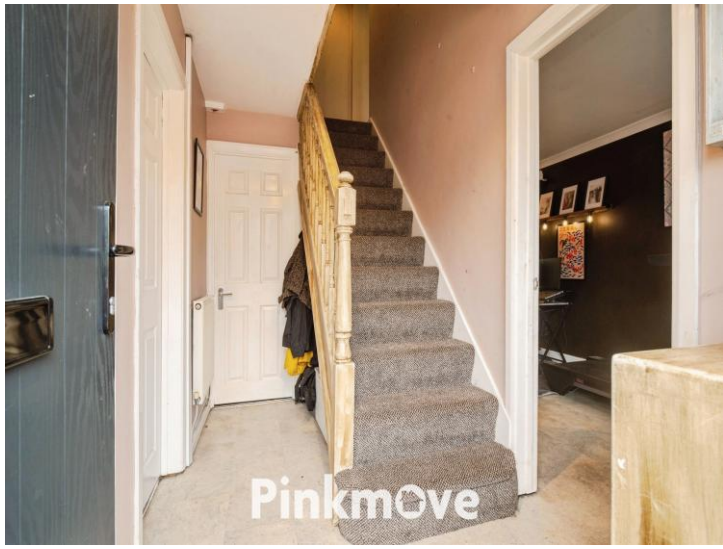
The ground floor also benefits from a contemporary shower room, adding excellent practicality for busy households.

Upstairs, the first-floor hosts four well-proportioned bedrooms, making this property particularly versatile for families, home working, or guest accommodation. The accommodation is completed by a modern family bathroom, finished to a high standard with stylish tiling and fittings.

Externally, the rear garden is enclosed and family-friendly, featuring lawned areas, mature greenery, and useful storage sheds – perfect for children, pets, and outdoor entertaining.

Further benefits include solar PV panels, helping to reduce energy costs, double glazing throughout, and gas central heating. Located close to local amenities and excellent transport links into Newport city centre and beyond, this fantastic home offers both comfort and convenience.





## Accommodation

Living Room

Kitchen/Dining Room

Shower Room

Bedroom 1

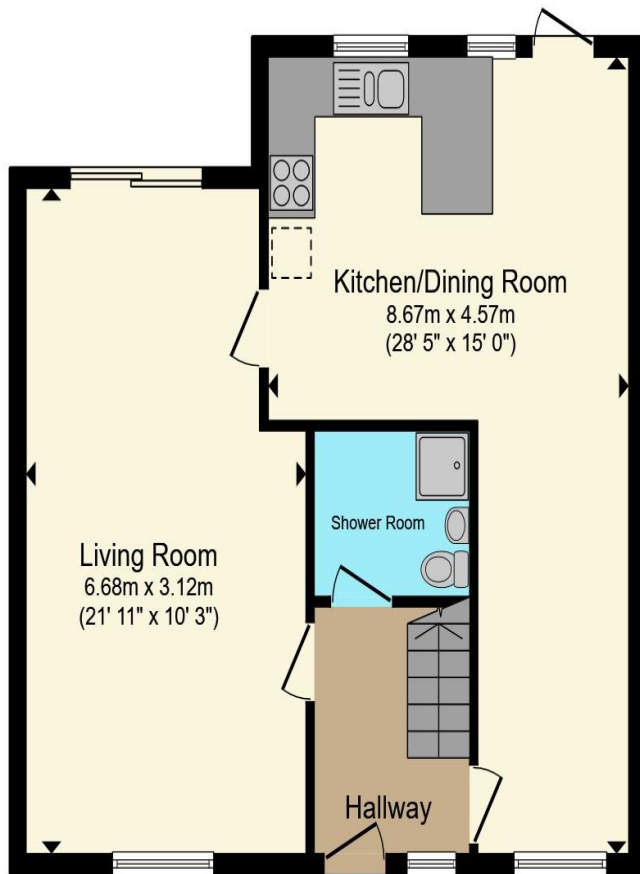
Bedroom 2

Bedroom 3

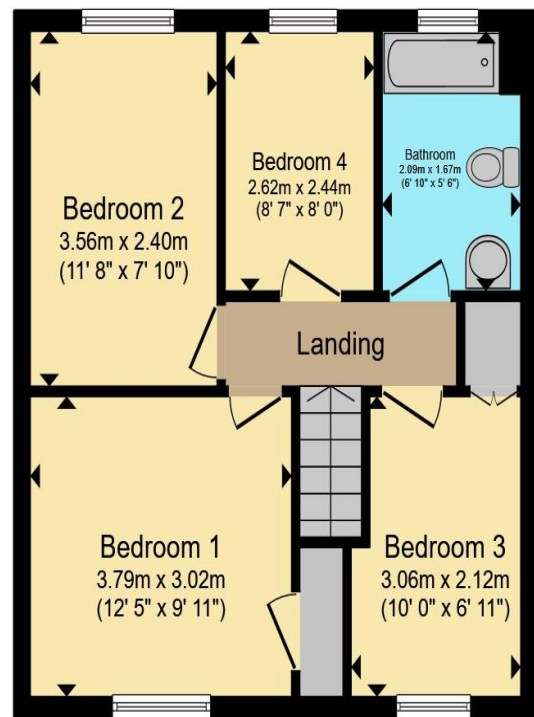
Bedroom 4

Bathroom

## Floorplan



**Ground Floor**



**First Floor**

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

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