



**13 Cefn Road  
Rogerstone  
Newport**



**BEAUTIFUL REFURBISHED TWO BEDROOM COTTAGE IN ROGERSTONE**

- NO ONWARD CHAIN
- BEAUTIFULLY REFURBISHED MID-TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- IMPRESSIVE OPEN PLAN GROUND FLOOR SPACE
- GROUND FLOOR BATHROOM
- STYLISH KITCHEN
- UPVC DOUBLE GLAZING AND MODERN GAS BOILER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR DOWNSIZER

**Chain Free £160,000**



**CARDIFF**

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

info@james-douglas.co.uk  
02920 456 444



**NEWPORT**

7 Baneswell Road  
Newport, NP20 4BP  
info@james-douglas.co.uk  
01633 212 666



**PONTYPRIDD**

1 Church Street,  
Pontypridd, CF37 2TH  
info@james-douglas.co.uk  
01443 485000

# Cefn Road, Rogerstone, NP10 9AQ

## Introduction

A fantastic and rare opportunity to purchase this beautifully refurbished mid-terraced cottage situated in Rogerstone, just minutes from excellent amenities and main road communications, offered to the market with no onward chain. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools (including Bassaleg Comprehensive - subject to availability) as well as the M4 and A472 being a short drive away, both providing an easy commute to neighbouring towns and cities.

The property offers deceptively spacious living accommodation, all of-which has been decorated to a good, neutral standard. On entering (from the front), we are welcomed into the lounge which extends through to the open/plan kitchen/dining area then, to the rear, a modern family bathroom. Upstairs, the landing leads off to two double bedrooms with the main bedroom featuring large built-in wardrobes.

Viewing is essential to appreciate what this lovely home has to offer, further information can be found below or by calling our sales.

## Tenure

Freehold

## Council tax

Band B

## Boundaries

All legal boundaries should be confirmed by your solicitor

## Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






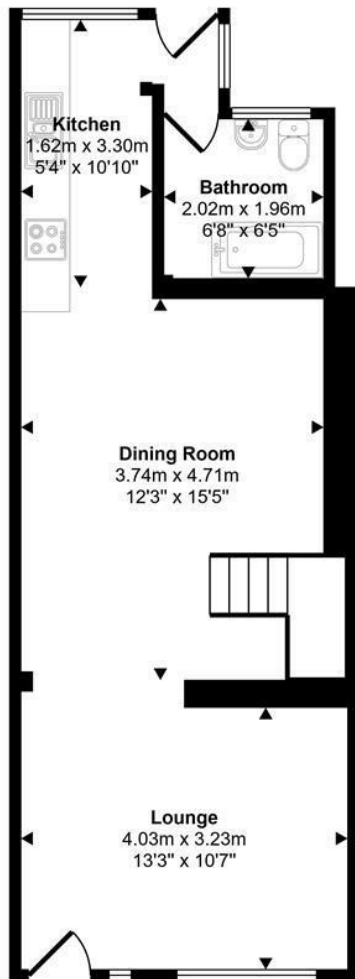
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

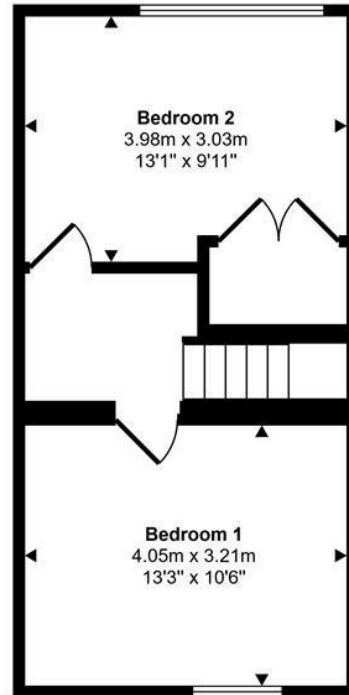
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Approx Gross Internal Area  
78 sq m / 841 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft



First Floor  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.