

**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

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02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
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01633 212 666



PONTYPRIDD

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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.



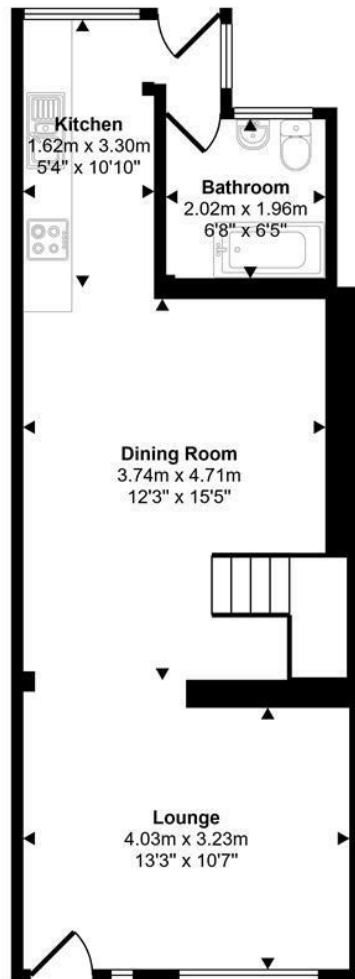
Energy Efficiency Rating

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

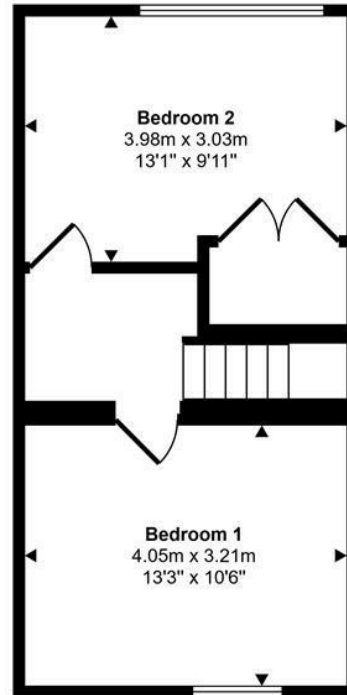
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.