



2 Squires Close Rogerstone Newport



LOVELY THREE BEDROOM FAMILY HOME IN ROGERSTONE

- NO ONWARD CHAIN
- LOVELY THREE BEDROOM END-TERRACED HOME
- MODERN KITCHEN
- GOOD SIZED LOUNGE
- CONSERVATORY
- LARGER THAN AVERAGE PLOT
- BATHROOM PLUS EN-SUITE
- GROUND FLOOR WC
- LONG DRIVEWAY
- NEAR TO EXCELLENT AMENITIES AND ROAD LINKS

Chain Free £250,000



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

Squires Close, Rogerstone, NP10 0BW

Introduction

A fantastic and rare opportunity to purchase this nicely presented end-terraced family home within the Mount Pleasant estate in Rogerstone, enjoying an end of cul-de-sac position within this highly sought-after development. The property is offered for sale with no onward chain and is within walking distance of excellent amenities including local shops, bus stops and well regarded schools, as well as the M4 and A472 being a short drive away, both providing an easy commute to neighbouring towns and cities.

Built in the mid 1990s by Wilcon Homes, the property has been improved in some areas and is offered to the market in good, cosmetic order.

On entering the house, we are welcomed into the hallway which leads off to a WC, modern fitted kitchen and a good sized lounge leading to conservatory then, upstairs, three bedrooms and a family bathroom, with the main bedroom featuring an en-suite.

Outside, to the front, there is a long driveway providing plenty of off road parking then, the the rear, a good sized enclosed garden laid to lawn and patio.

Tenure

Freehold

Council tax

Band D

Boundaries

All 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.



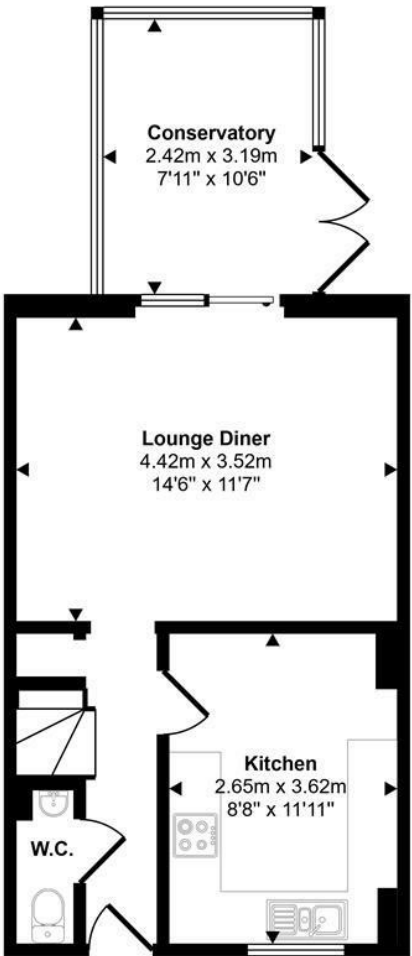
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 

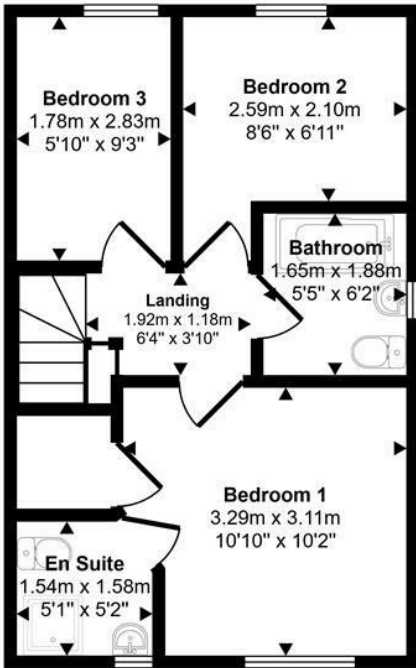
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
74 sq m / 798 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 33 sq m / 360 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.