



5 Scholars Close Rogerstone Newport



IMMACULATELY PRESENTED TWO BEDROOM HOME IN ROGERSTONE

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- STYLISH KITCHEN/DINING AREA
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- LOVELY ENCLOSED REAR GARDEN WITH PEDESTRIAN ACCESS
- DOUBLE-WIDTH DRIVEWAY TO FRONT
- HIGHLY DESIRABLE ROGERSTONE LOCATION
- CLOSE TO AMENITIES AND ROAD LINKS
- PERFECT FIRST PURCHASE OR DOWNSIZER

Offers In Excess Of £230,000



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

Scholars Close, Rogerstone, NP10 9NB

Introduction

An fantastic opportunity to acquire this beautifully presented mid-terraced home, tucked away in a select development of just eight properties in Rogerstone. Offered with no onward chain, this 2014-build is in excellent condition throughout and perfectly positioned for local amenities and schools as well as easy access to the M4 motorway and A472.

The ground floor features a welcoming hallway, a convenient WC, and a spacious lounge. The heart of the home is the stylish kitchen/diner, where double doors open onto a flat, enclosed rear garden—perfect for entertaining on the patio or lawn. Upstairs, you'll find two generous double bedrooms, both with built-in wardrobes, and a modern family bathroom.

A beautiful, well-cared-for home that truly must be seen to be appreciated. Book your viewing today.

Council tax

Band C

Tenure

Freehold

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.



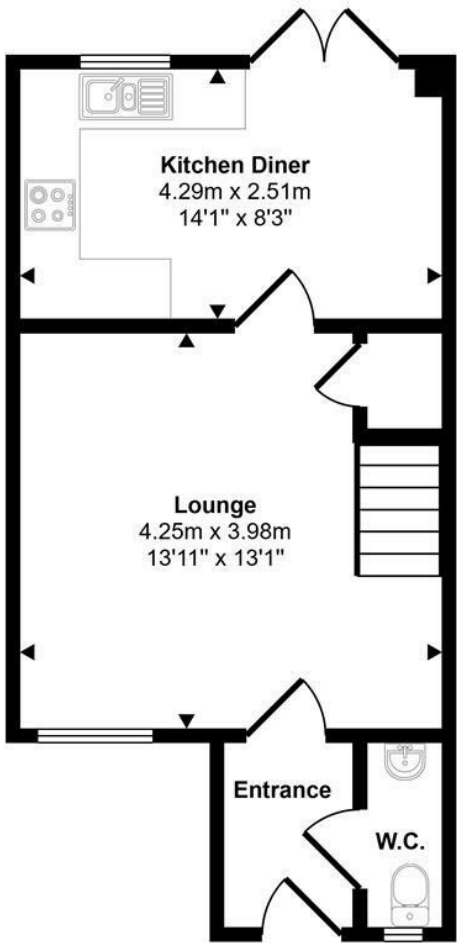
Energy Efficiency Rating

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

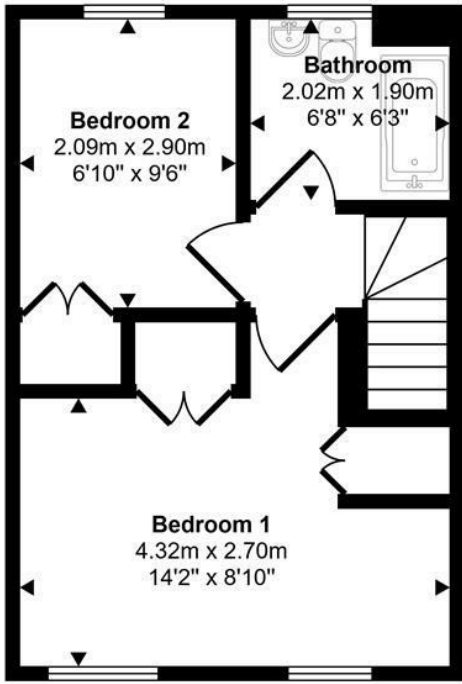
Environmental Impact (CO₂) Rating

	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
61 sq m / 658 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft



First Floor
Approx 28 sq m / 303 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.