

**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

**Chain Free £230,000**



**CARDIFF**

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## **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

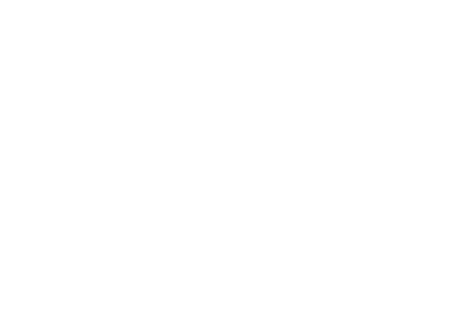
### **Boundaries**

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.



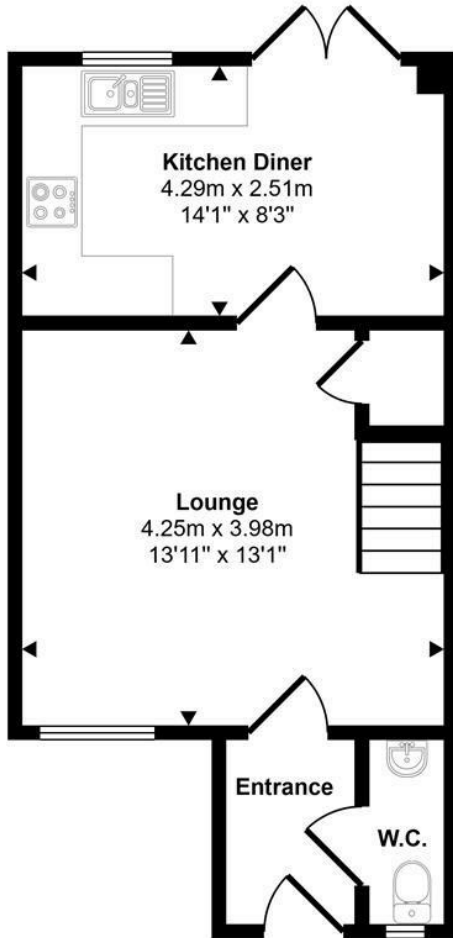
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

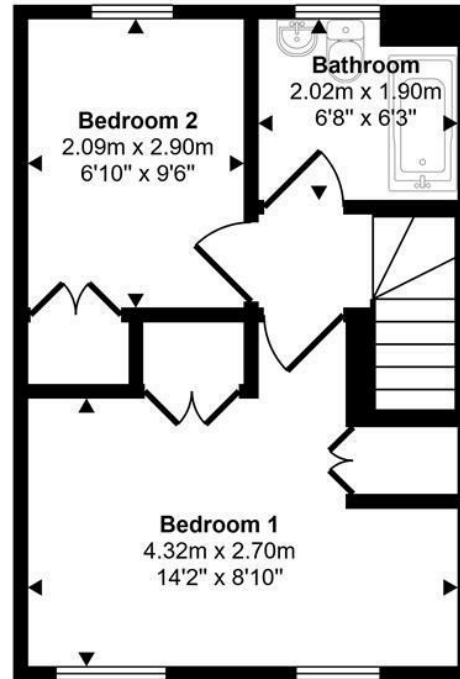
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.