



**117 Ebenezer Drive
Rogerstone
Newport**



STUNNING FIRST FLOOR FLAT WITH GARDEN

- NO ONWARD CHAIN
- GARDEN WITH STORE SHED
- TWO DOUBLE BEDROOMS
- IMPRESSIVE LOUNGE/DINER
- HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- INDIVIDUAL ENTRANCE
- MODERN GAS COMBINATION BOILER
- UPVC DOUBLE GLAZING
- NEAR TO AMENITIES AND ROAD CONNECTIONS
- PERFECT FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET

Chain Free £170,000



CARDIFF

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

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02920 456 444



NEWPORT

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01633 212 666



PONTYPRIDD

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Ebenezer Drive, Newport, NP10 9BX

Introduction

Discover this beautifully designed first-floor apartment, where contemporary style meets effortless commuting. Having undergone a full cosmetic overhaul, this "move-in ready" home offers more than just a place to live—it offers a lifestyle. With a newly installed boiler and integrated soundproofing, you can enjoy peace and efficiency in equal measure.

The heart of the home is the impressive open-plan lounge/diner, flooded with natural light through a classic bay window. The sleek, modern kitchen is a chef's delight, featuring integrated appliances and high-end finishes. Both bedrooms are generous doubles, offering a serene retreat after a long day.

Outside, the property uniquely features its own private, enclosed garden and two dedicated storage sheds. The location is as impressive as the interior. You are perfectly placed within walking distance of well-regarded primary and secondary schools, making the morning run a breeze. For your daily needs, local shops, cafes, and bus stops are just around the corner, while the nearby train station and M4/A472 links provide seamless access for commuters.

Tenure

Leasehold. We are advised there are 89 years remaining on the current lease. Service charge approx £300pa

Council tax

Band B

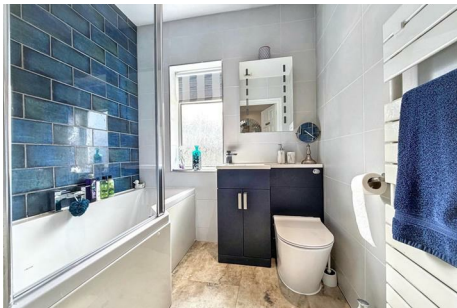
Boundaries

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.



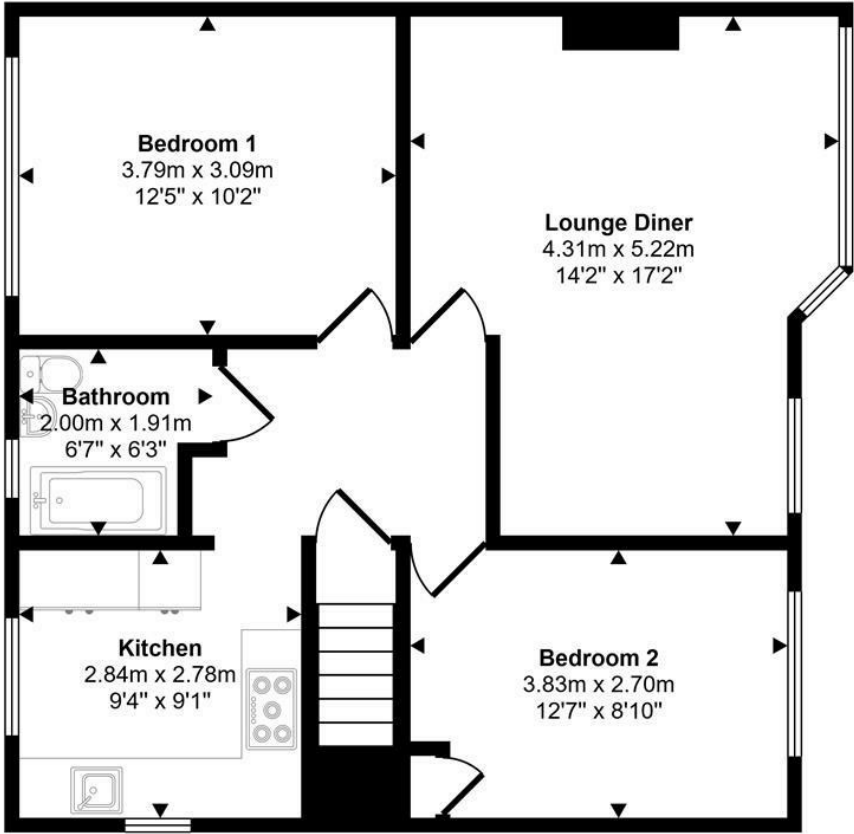
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
64 sq m / 691 sq ft



Floorplan

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.