



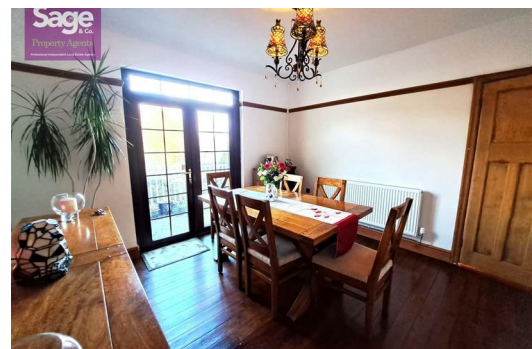
22 High Cross Road, Rogerstone, Newport, NP10 9AD
Asking Price £299,950

****BAY FRONTED SEMI DETACHED FAIRLY HOME IN SOUGHT AFTER LOCATION****

Sage and Co are delighted to offer FOR SALE this THREE BED SEMI DETACHED PROPERTY set on a good size plot in the sought after location of Rogerstone just a short distance from the M4, within close proximity to local amenities and excellent school catchment.

The property offers THREE BEDROOMS and first floor bathroom as well as TWO RECEPTION ROOMS, kitchen and modern ground floor WC. Outside offers a good size front lawn with spacious driveway for up to 4 cars whilst the rear garden offers a patio and separate decked area as well as level lawn. This property is one not to be missed and a viewing is advised.

EPC RATING: TBA
COUNCIL TAX BAND: E



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door into:

ENTRANCE HALLWAY

Stained double glazed window to the front, original herringbone flooring, central heating radiator, stairs to the first floor, doors to:

LIVING ROOM

11'7" to chimney breast x 13'9"chimney breast x 42 (3.54 to chimney breast x 4.20chimney breast x 1280)

Double glazed bay window to the front, central heating radiator, original feature fireplace, picture rail.

DINING ROOM

11'11" x 11'6" to chimney breast (3.65 x 3.51 to chimney breast)

Double glazed "French" doors to the rear, central heating radiator, original polished floor boards, picture rail.

GROUND FLOOR WC

Close coupled WC, vanity wash hand basin, obscure double glazed window to the side, walls and floor fully tiled in ceramics.

KITCHEN

5'11" x 8'4" (1.82 x 2.55)

A range of base and wall units, inset stainless steel sink unit, mixer tap over, integrated electric hob and oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, double glazed window to the rear, double glazed door to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed stained glass window to the side, loft access, doors to:

BEDROOM ONE

10'5" x 14'2" (3.18 x 4.32)

Double glazed bay window to the front, central heating radiator, fitted furniture, picture rail, original cast iron fireplace.

BEDROOM TWO

11'7" x 11'10" (3.54 x 3.61)

Double glazed window to the rear, central heating radiator, picture rail.

BEDROOM THREE

8'1" x 7'1" (2.48 x 2.18)

Double glazed window to the front, central heating radiator, picture rail.

FAMILY BATHROOM

Panelled "Jacuzzi" bath with electric shower over, low level WC, pedestal wash hand basin, chrome towel rail, obscure double glazed window to the rear, storage cupboard housing combi boiler.

OUTSIDE

FRONT: Lawned front garden enclosed by a mature hedge, driveway providing off road parking for up to 4 cars.

SIDE: Pedestrian access to the rear

REAR: Fully enclosed level rear garden with two lawns, raised brick flower bed, mature shrubs and apple trees, patio and decked areas, outside tap, outside light, brick built storage shed to remain.

TENURE

We have been advised freehold.

