



7 Wern Terrace, Rogerstone, Newport, NP10 9FG

Realistic Offers Considered £259,000

****MID LINK PROPERTY IN QUIET LOCATION WITH NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this MID LINK PROPERTY ideally situated in a quiet location in Rogerstone close to the main bus route and Pye Corner TRAIN STATION. Local amenities include, shops, barbers, hairdressers and coffee shop and a short drive or ride to the larger supermarkets. Rogerstone welfare is just a short walk, perfect for those who enjoy watching or taking part in all kinds of sporting activities such as bowls, cricket and football.

The property offers TWO SITTING ROOMS as well as THREE BEDROOMS, ground floor WC and a MODERN FIRST FLOOR SHOWER ROOM. Outside is a spacious level rear garden with side access and OFF ROAD PARKING to the front.

This property is in need of some upgrading but is in a prime location and would suit an ever growing family.
BOOK YOUR APPOINTMENT today not to be disappointed.

EPC RATING: C
COUNCIL TAX BAND: D



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

ENTRANCE

Enter through a double glazed front door

PORCH

Stairs to first floor, doors to;

LIVING OR DINING ROOM

11'1" x 9'5" to chimney breast (3.39 x 2.89 to chimney breast)

Double glazed window to front, central heating radiator

LIVING ROOM

10'5" x 14'11" (3.18 x 4.55)

Double glazed 'French' doors to front, double glazed windows to rear, feature fireplace, central heating radiator.

KITCHEN

Range of base and wall units, inset stainless steel sink unit, rolled edge work surface, gas cooker point, central heating radiator, under stairs storage cupboard, storage cupboard, two double glazed windows to rear.

OUTER PORCH

Double glazed door to rear

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, obscured double glazed window to rear.

STAIRS TO FIRST FLOOR LANDING

Loft access, doors to;

BEDROOM ONE

14'11" x 10'9" (4.55 x 3.30)

Double glazed window to front and rear, central heating radiator, fitted cupboards, storage cupboard housing gas combi boiler.

BEDROOM TWO

15'9" x 9'6" (4.82 x 2.91)

Double glazed window to front, central heating radiator, fitted bedroom furniture, storage cupboard.

BEDROOM THREE

8'0" x 7'6" min (8'8" max) (2.46 x 2.30 min (2.66 max))

Double glazed window to rear, central heating radiator,

BATHROOM

Modern bathroom with double shower cubicle, close coupled WC and vanity wash hand basin, central heating radiator, obscured glass double glazed window to rear.

OUTSIDE

Front: Driveway, low maintenance garden and patio area

Side: Pedestrian access to rear

Rear: Good sized patio area large low maintenance level garden laid to ornamental stone

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70 → 83
(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 (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

