



**5 Pontymason Lane, Rogerstone, Newport, NP10 9GH**

**£190,000**

**\*\* This is a fantastic opportunity to purchase a beautiful, well-maintained two bedroom mid-terraced house in the highly sought after village of Rogerstone.\*\***

Perfect for first-time buyers, this property boasts two spacious double bedrooms, off-road parking, and a large open plan lounge/diner.

The ground floor comprises a surprisingly generous open-plan lounge/diner which is ideal for entertaining guests. A modern fitted kitchen is complete with a utility room, creating the perfect space for cooking and socializing with loved ones.

Leading from the kitchen is a quiet and peaceful rear garden which is the perfect place to relax and unwind after a long day.

Upstairs are the two well proportioned double bedrooms. This property features plenty of storage space, including a fitted wardrobe in the master bedroom.

The location of this property is excellent, with its close proximity to local amenities and schools making it perfect for families or young professionals.

So don't miss this fantastic opportunity to own this beautiful two bedroom mid-terraced house in the sought after village of Rogerstone. Contact us today to arrange your viewing!

T: 01633 838888 or E: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)



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## LOUNGE

Cosy lounge room open to dining room. Offering an electric fire place inbuilt to the chimney breast. Feature stain glass window looking into kitchen/ utility area. Twin central heating gas radiator. Under stair storage cupboard present.

## DINING ROOM

13'6" x 10'4" (4.14 x 3.16)

Generous dining area open to lounge. Feature fire place built into chimney breast. Double glazed PVC window to front aspect and twin central heating gas radiator.

## KITCHEN

6'8" x 8'10" (2.04 x 2.70)

Modern fitted kitchen with ample worktop space and usable storage at ground & above counter levels. Space for separated appliances. Open to utility area. Twin central heating gas radiator present & a Velux skylight window to the ceiling. Double glazed PVC windows to rear aspect.

## UTILITY AREA

Further worktop and cupboard space. Gas combination boiler fitted. Room for separated appliances such as fridge/ freezer, washing machine and tumble dryer. Open to kitchen.

## MASTER BEDROOM

10'5" x 10'2" (3.20 x 3.12)

Double bedroom offering in built storage space built around chimney breast. Ample space for furnishings. Twin central heating gas radiator and double glazed PVC window to rear aspect.

## BEDROOM TWO

10'4" x 9'5" (3.16 x 2.88)

Second double bedroom facing the front aspect of the property. Suitable space for bedroom furnishings. Double glazed PVC window and twin central heating gas radiator. Chimney breast present.

## BATHROOM

7'6" x 4'5" (2.29 x 1.36)

Three piece bathroom suite with oh head electric shower. Part waterproof cladding around bath finish.

## REAR GARDEN

Private rear garden with side access. Concrete patio area and flat lawned area.

## PARKING

Designated rear parking space outlined in a communal parking area. Access to parking area via rear garden & side of property.

## TENURE

FREEHOLD

