



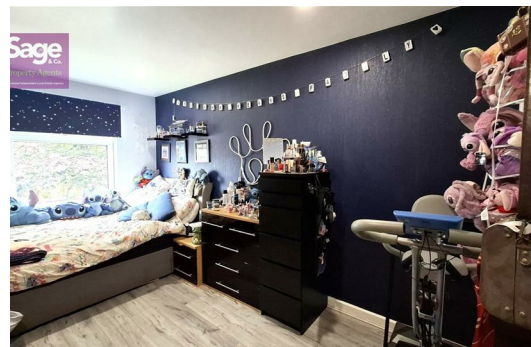
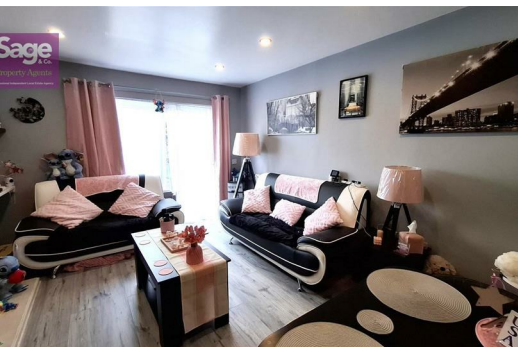
29 Stevenson Court, Rogerstone, Newport, NP10 0BJ
Offers Over £145,000

****OFFERS OVER £145,000****
****REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT** **SOUGHT AFTER LOCATION****

Sage and Co are pleased to offer FOR SALE this spacious FIRST FLOOR APARTMENT in the sought after area of ROGERSTONE. This large apartment offers, TWO BEDROOMS a SPACIOUS LIVING ROOM with balcony, as well as NEWLY UPGRADED KITCHEN AND SHOWER ROOM, the apartment also benefits from ample storage areas throughout. The balcony offers views over the gardens and surrounding area and is ideal for those who enjoy relaxing and enjoying the warmer days. The property is ideally situated in a QUIET CUL DE SAC LOCATION and is within walking distance of the main bus route and a short drive to PYE CORNER TRAIN STATION.

Book your viewing today not to be disappointed.

EPC RATING: C
Council Tax Band: B
Tenure: Leasehold



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

www.sageandco.co.uk

ENTRANCE HALL

Enter through a newly fitted composite front door.

PORCH

Central heating radiator, double glazed window to front, stairs to first floor.

LANDING

Double glazed window to side, central heating radiator, doors to airing cupboard with central heating radiator.

FAMILY BATHROOM

6'3" x 7'11" (1.92 x 2.43)

Large step in shower cubicle, vanity wash hand basin and WC unit to one wall with storage, chrome towel rail, obscure double glazed window to the front, PVC wall boards

LIVING ROOM

16'0" x 11'1" (4.88 x 3.39)

Double glazed patio doors leading to balcony at the rear, with views over rear of the property. central heating radiator and feature fireplace with modern electric fire, spot lighting.

KITCHEN

8'5" x 7'11" (2.58 x 2.42)

Range of high gloss base and wall units, stainless steel sink unit and mixer tap over, splash back tiling, inset electric hob and oven, plumbing for automatic washing machine, space for fridge freezer. central heating radiator, spot lighting, double glazed window to front.

BEDROOM ONE

14'2" x 9'3" (4.32 x 2.84)

Double glazed widow to rear, central heating radiator, fitted wardrobe, laminate flooring.

BEDROOM TWO

6'2" x 11'10" (1.89 x 3.61)

Double glazed widow to rear, central heating radiator, storage cupboard, laminate flooring.

UTILITY CUPBOARD

2'11" x 5'10" (0.89 x 1.79)

Double glazed window to front, fuse box,

CUPBOARD

6'3" x .219'9" (1.91 x .67)

Wall mounted gas combi boiler

OUTSIDE

FRONT: Raised garden with gated access to front door, parking spaces available at front.

TENURE

We have been advised leasehold (approximately 103 years remaining on lease)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

