



80 High Cross Road, Rogerstone, Newport, NP10 9AN

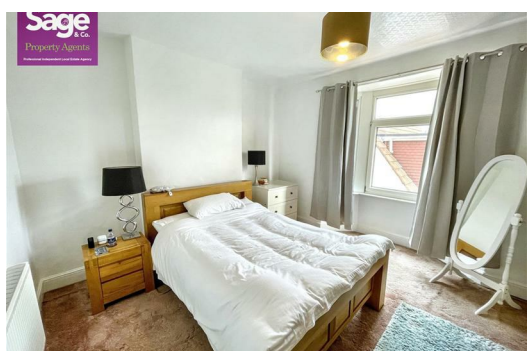
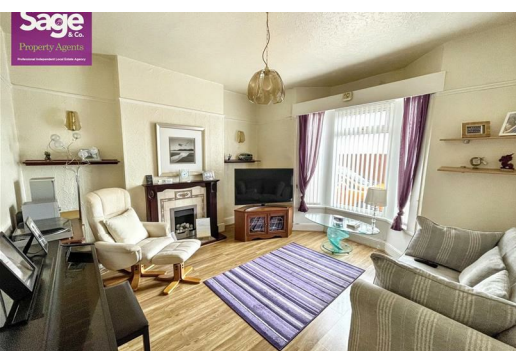
Guide Price £350,000

****GUIDE PRICE £350,000-£370,000 ** OFF ROAD PARKING ** NO ONWARD CHAIN ** TWO RECEPTION ROOMS ** CATCHMENT TO BASSALEG HIGH SCHOOL ****

Sitting on the ever popular HIGH CROSS ROAD in the charming area of ROGERSTONE, this delightful THREE BEDROOM DETACHED family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. With NO ONWARD CHAIN, this property is ready for you to make your own. Upon entering, you will find TWO INVITING RECEPTION ROOMS that provide ample space for relaxation and entertaining. The GENEROUS KITCHEN, complete with a utility area, is perfect for family meals and gatherings. A lovely CONSERVATORY overlooks the beautifully landscaped garden, allowing for a seamless connection between indoor and outdoor living. The FIRST FLOOR BATHROOM is conveniently located to serve all bedrooms. Outside, the level garden features landscaped areas, a brick-built shed, and two additional storage units, providing practical solutions for your gardening tools and outdoor equipment. OFF-ROAD PARKING is available with a double driveway, making it easy for you and your guests to come and go. The location is particularly advantageous, with quick access to the M4 motorway, facilitating travel to Cardiff, Newport, and Bristol. Additionally, nearby bus links and local amenities enhance the convenience of daily living. Families will appreciate being within the catchment area for the highly regarded Bassaleg High School, making this home an ideal choice for those with children. This property offers a wonderful blend of comfort, convenience, and potential, making it a must-see for prospective buyers.

Council Tax- F (Newport)

EPC- TBC



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PORCH/ ENTRANCE HALL

Access from porch with double glazed uPVC windows and front door from side aspect. Open to first floor stairway, with under stair storage cupboard. Leads to;

LOUNGE

12'0" x 13'2" (3.66 x 4.02)

Family sized lounge with double glazed uPVC windows into bay. Electric fire place into chimney breast and complete with a twin central heating radiator. Accessable from entrance hallway.

RECEPTION/ DINING ROOM

11'3" x 13'11" (3.43 x 4.25)

Secondary reception/ dining room to side aspect with double glazed uPVC window. Chimney breast present. Complete with twin central heating radiator. Accessible from entrance hallway.

KITCHEN/ UTILITY

16'10" x 9'8" (5.15 x 2.96)

Fitted kitchen with high and low base storage units and rolled work tops, stainless steel sink and drainer with mixer tap over. Gas hob and electric oven with circulation fan over. Double glazed uPVC window and back door to front aspect. Tiled splash back finish and space for separate appliances.. Open to utility/storage area and complete with uPVC back door to side aspect, leading to conservatory. Twin central heating radiator present.

CONSERVATORY

6'2" x 9'9" (1.89 x 2.98)

Side aspect uPVC conservatory with polycarbonate roof and double glazed windows. Door to rear garden.

FIRST FLOOR LANDING

First floor landing open to stairway from ground floor. Double glazed uPVC window to side aspect. Storage cupboard and twin central heating radiator present. Lead to;

BEDROOM ONE

13'1" x 12'0" (3.99 x 3.66)

Double bedroom to front aspect with double glazed uPVC windows into bay. Twin central heating radiator present.

BEDROOM TWO

13'10" x 11'5" (4.24 x 3.48)

Double bedroom to side aspect with uPVC double glazed window. Chimney breast present and storage cupboard. Twin central heating radiator.

BEDROOM THREE

10'5" x 11'3" (3.20 x 3.43)

Double bedroom to side aspect double glazed uPVC window. Twin central heating radiator present.

BATHROOM

10'5" x 11'3" (3.20 x 3.43)

Fitted bathroom suite with electric over head shower. Low level W/C and sink with mixer taps over. Fully tiled finish. Double

obscure glazed uPVC window to side aspect. Complete with airing cupboard housing boiler and chrome towel radiator.

TENURE

We are advised that this property is FREEHOLD.

OUTSIDE

FRONT: Double off road driveway. Space for two vehicles.

SIDE: Gates access from front driveway. Lawned and patio area with landscaped areas of varied plants and shrubs. North-East facing with brick built shed to rear boundary. Two brick built outhouses adjacent to property.

