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17 Wood Crescent  
Rogerstone, Newport,  
NP10 0AL

## 17 Wood Crescent

Asking price **£579,950**

A beautifully maintained and presented four double bedroom detached family home situated in a highly regarded location, benefiting from a generous sized landscaped garden.

Detached four double bedroom family home

Highly sought-after and convenient location just a short drive from the M4 Tredegar Park and High Cross junctions

Three reception rooms

Modern high-quality Sigma 3 fitted kitchen with Neff appliances

Beautifully maintained, landscaped gardens

Offered to the market for the first time in over 30 years

Potential to extend subject to relevant planning permission

Viewings highly recommended





This extremely well presented and maintained, four double bedroom detached family home with beautifully landscaped garden plot is situated in a highly regarded Location.

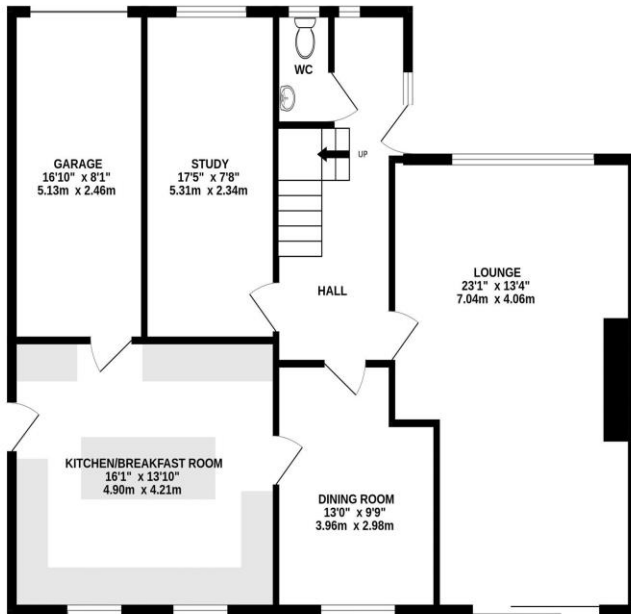
The accommodation briefly comprises of an entrance HALLWAY with window to front and staircase rising to the first floor. The generous sized through LOUNGE has picture window to front plus patio doors to rear, enjoying views and giving access to the garden. A gas, real flame, coal effect fire is set on a light marble hearth with matching inset and ornate wooden surround and mantle. The STUDY/ PLAYROOM is a versatile reception room with window to front. The DINING ROOM with window enjoying views over the rear garden lies adjacent to the Sigma 3 fitted KITCHEN/ BREAKFAST ROOM with two windows to rear and an extensive range of high

gloss, white, base, island, wall mounted and larder units, black granite work surfaces has matching splashback above. Integrated NEFF appliances include oven, multi-oven microwave, plate warming drawer, induction hob with hood over, dishwasher and washer/dryer. American style fridge freezer to remain. The central heating boiler is found within a larder unit. A door from the kitchen leads into the integral single GARAGE with single up and over door to front, benefiting from power, lighting and plumbing and has storage space within the roof trusses. Finally, off the entrance hall is a ground floor WC with window front, white two piece suite, ceramic tiled flooring and mirror fronted cabinet.

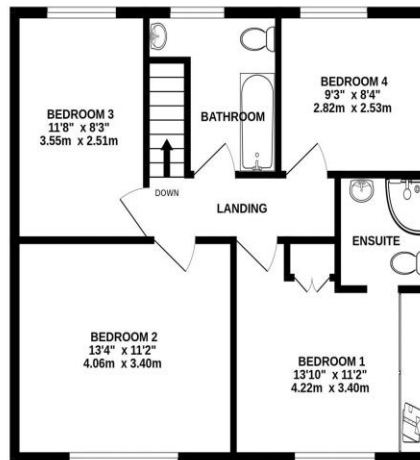
The first floor landing with loft inspection point plus built-in, shelved airing cupboard, gives access to the four double bedrooms. BEDROOM ONE and BEDROOM TWO are both generous sized double bedrooms, located at the rear of the property enjoying views over the garden. Bedroom one has an extensive range of fitted wardrobe and bedroom furniture. It benefits from an EN-SUITE SHOWER ROOM housing a white three piece suite which includes a shower enclosure with electric shower. BEDROOM THREE and BEDROOM FOUR enjoy views into the Close and into woodland neighbouring the property. Wardrobe units in bedroom four to remain. The FAMILY BATHROOM with full tiling to walls offers a white three piece suite comprising double ended panel bath with mains powered rainfall and handset showers over and sink unit with fitted storage units below.

To the front of the property is a brick pavia driveway offering parking for three vehicles. A manicured, open plan lawned garden has shrub and tree specimens. To the rear is a private enclosed landscaped garden which has a paved patio extending from the rear of the property out onto a level lawn. The lawn is bordered by well stocked shrub and flower beds. The garden is bordered by overlap wood fencing and mature hedge row providing privacy from neighbouring properties.

GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From Junction 28 of M4 [Tredegar Park] travel north along Forge Rd. At the roundabout take the third exit onto the A467. Take the first exit. At the roundabout take the fourth exit. Proceed over the next roundabout onto Chartris Drive. At the next roundabout take the second exit onto Cefn Rd. Turn left onto Ruskin Avenue. Proceed up the hill, take the first left. Continue on Ruskin Avenue, taking the sixth Left onto Wood Crescent. Follow the road as it bears right and No.17 will be found on the right.  
What3words: waking.sleep.gosh

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band F  
EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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