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MR HOMES
SALES & LETTINGS



Court Gardens
Rogerstone, Newport
NP10 9FU

£280,000
Freehold

Court Gardens, Rogerstone, Newport, NP10 9FU

- NO CHAIN
- IMMACULATE SEMI-DETACHED
- 2 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- FRONT & REAR GARDENS
- SUMMER HOUSE & SHED
- GENEROUS DRIVEWAY
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING (NEW BOILER 2024)
- FREEHOLD



NO CHAIN - SEMI-DETACHED - 2 DOUBLE BEDROOMS - MULTIPLE RECEPTION ROOMS - FRONT & REAR GARDENS - DRIVEWAY - GUEST WC - SUMMER HOUSE - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING (NEW WORCESTER BOILER INSTALLED 2024) – FREEHOLD

MR HOMES are delighted to be representing our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this immaculately presented semi-detached property with 2 double bedrooms situated on a quiet residential street within easy reach of the centre of Rogerstone and all its amenities. Rogerstone railway station is 1 mile away by car and can be reached in 4 minutes or just half-a-mile on foot which will take just over 10 minutes. The property has been extremely well-maintained by the current owners, demonstrated by the installation of a brand-new Worcester combi boiler in 2024. There are delightful gardens front and rear, with the rear garden benefitting from a Summer House with power and light and a separate shed. The property offers generous living accommodation with three reception rooms.



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Entrance Hallway

12' 9" x 4' 0" (3.88m x 1.22m)

Accessed via uPVC front door with obscured DG panel; carpeted; radiator; storage cupboard; Thermosat controller; access to all ground floor rooms and stairs rise to first floor

Guest WC

5' 5" x 3' 2" (1.65m x 0.96m)

Vinyl flooring; radiator; sink with separate hot and cold water taps; WC; uPVC obscured DG window

Snug

6' 1" x 9' 2" (1.85m x 2.79m)

Carpeted; radiator; uPVC sliding patio doors providing access to Rear Garden

Kitchen

12' 7" x 9' 2" (3.83m x 2.79m)

Tiled flooring; radiator; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; space for free-standing gas cooker; space and plumbing for washing machine; space for free-standing fridge/freezer; storage cupboard housing gas central heating boiler: Worcester Combi boiler (installed new 2024); 2 x uPVC DG windows, one to front, one to side

Dining Room

7' 10" x 11' 1" (2.39m x 3.38m)

Carpeted; radiator; under stairs cupboard; uPVC DG window to rear

Living Room

15' 0" x 11' 1" (4.57m x 3.38m)

Carpeted; radiator; feature electric fireplace; uPVC DG part obscured windows to front

First Floor Landing

7' 4" MAX x 5' 10" MAX (2.23m x 1.78m)

Carpeted; two storage cupboards; access to both Bedrooms and Family Bathroom

Bedroom 1

13' 4" x 10' 4" (4.06m x 3.15m)

Carpeted; radiator; fully fitted wardrobes with sliding doors; uPVC DG window to front

Bedroom 2

10' 6" x 10' 0" (3.20m x 3.05m)

Carpeted; radiator; fitted wardrobes with sliding doors; loft hatch; uPVC DG window to front

Family Bathroom

7' 5" x 6' 5" (2.26m x 1.95m)

Vinyl flooring; chrome ladder style radiator; vanity unit housing WC; sink with mixer tap; shower cubicle with mains powered shower; Xpelair extractor fan; uPVC obscured DG window to side

Rear Garden

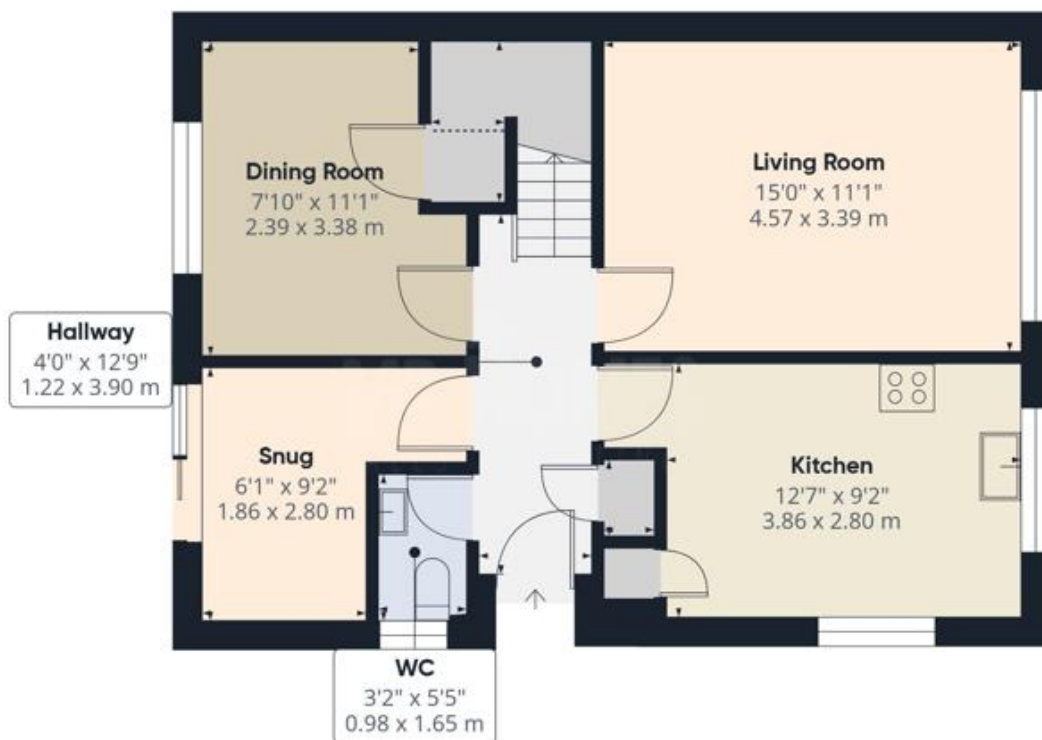
Tiered. Patio area laid to paving stones; area laid to lawn; mature shrubs and bushes; side access to front via gate

Summer House

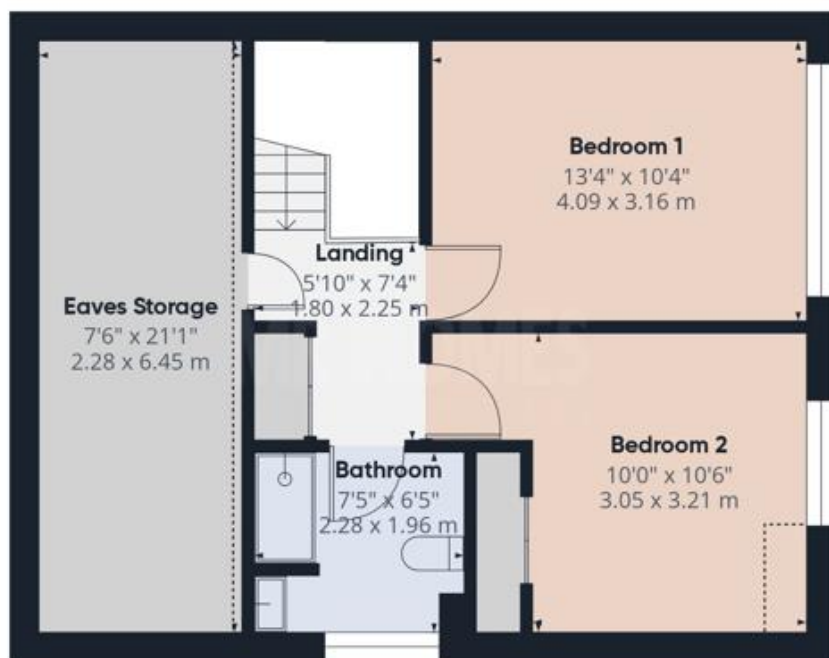
7' 5" x 6' 5" (2.26m x 1.95m)

Accessed via double uPVC fully DG doors; power and light





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 1,090 ft² / 101.3 m²
 Reduced headroom: 155 ft² / 14.4 m²
 Reduced headroom: - - - - - Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard.
 Measurements are approximate and not to scale.
 This floor plan is intended for illustration only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF & THE VALE

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