

## 15 Cedar Wood Drive Rogerstone Newport



### SPACIOUS DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- BATHROOM PLUS EN-SUITE TO MAIN BEDROOM
- LOUNGE LEADING TO DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY ROOM
- GOOD SIZED REAR GARDEN
- PARKING FOR 4/5 CARS
- NEAR TO AMENITIES AND ROAD LINKS

**Chain Free £385,000**

**Tel: 01633 212 666**    **www.nuttallparker.com**

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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## **Cedar Wood Drive, NP10 9JR**

### **Introduction**

A fantastic opportunity to purchase this spacious detached family home located within a private driveway of only 5 houses within Afon Village, a highly sought-after housing development built in the late 1990's. The property offers easy access to excellent amenities including shops, bus stops, Rogerstone Train Station and well regarded schools, as well as the M4 motorway being just around the corner.

The property offers well proportioned living accommodation throughout and enjoys a larger than average plot with plenty of parking to the front and a good sized rear garden. Upon entering the property we are welcomed into the hallway which leads off to a WC, a bay-fronted lounge, dining room, conservatory and a kitchen/breakfast room with adjoining utility room. Upstairs, there are four DOUBLE bedrooms plus a family bathroom, with bedroom 1 featuring an en-suite.

### **Tenure**

Freehold

### **Council tax**

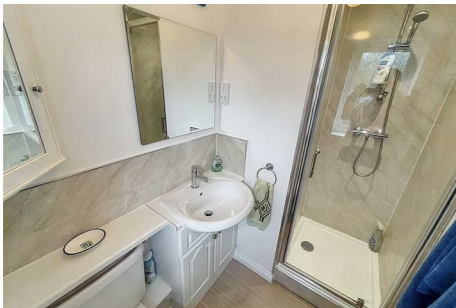
Band E

### **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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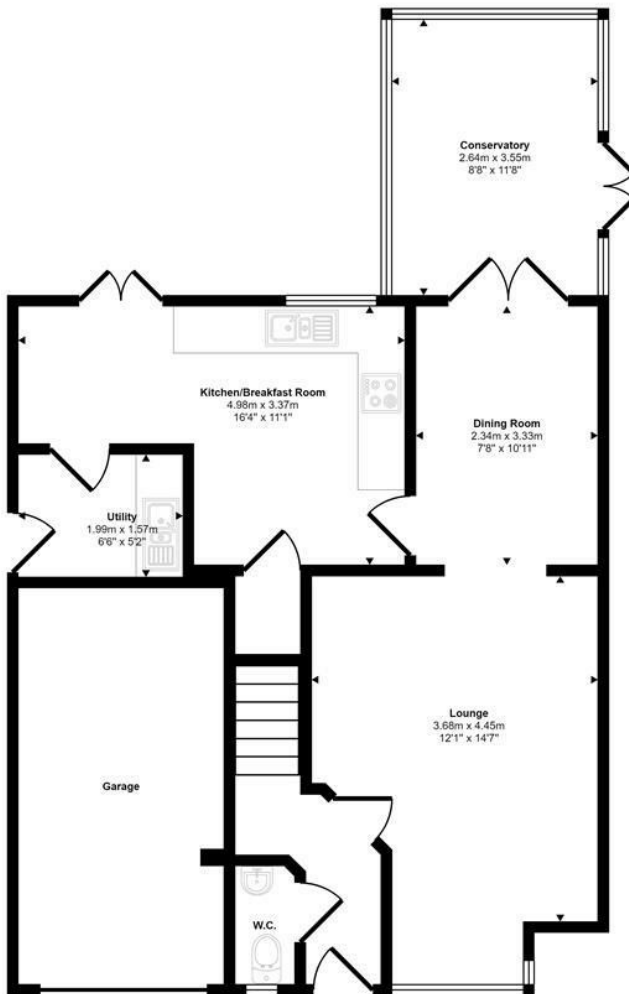
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

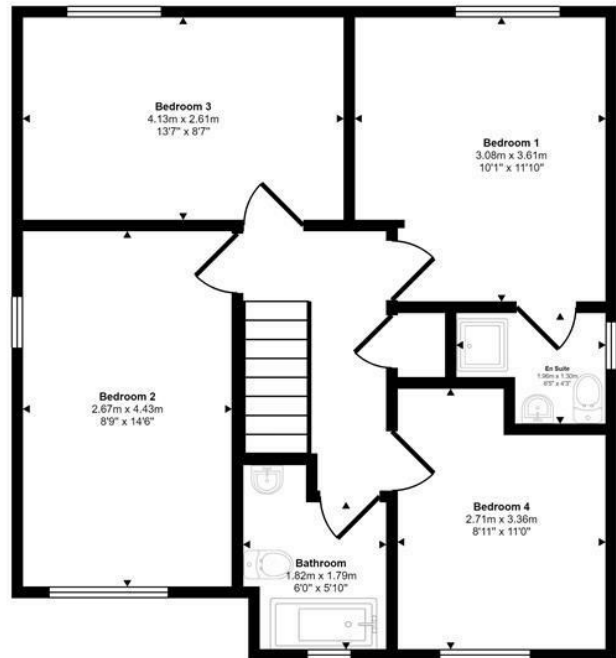
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
130 sq m / 1402 sq ft



Ground Floor  
Approx 73 sq m / 790 sq ft



First Floor  
Approx 57 sq m / 612 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.