

## 16 Thornhill Way Rogerstone Newport



### SPACIOUS SEMI DETACHED FAMILY HOME IN ROGERSTONE

- THREE DOUBLE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- GOOD SIZED KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WC
- FIRST FLOOR SHOWER ROOM
- PLENTY OF OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN WITH BRICK-BUILT SHED
- MODERN GAS COMBI BOILER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

**Chain Free £275,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://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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## **Thornhill Way, Rogerstone, NP10 9FT**

### **Introduction**

A super opportunity to purchase this immaculately presented and spacious semi detached family home situated in the Rogerstone area of Newport, offered for sale with no onward chain and has excellent potential to improve or reconfigure. Amenities are all close by including well regarded primary and secondary schools, bus stops, local shops and Rogerstone train station, as well as the M4 motorway being just a short drive away.

The property has been lovingly owned by the same family for just over four decades and has been improved over the years however some modernisation may be required to suit the taste of the purchaser. As we enter the property we are welcomed into the hallway which leads off to a kitchen/breakfast room, two reception rooms and a conservatory then, upstairs, three double bedrooms and shower room.

Outside, the driveway provides plenty of off road parking and, to the rear, an enclosed low maintenance garden with brick-built store shed (measures approximately 3.04m x 1.83m) and features power and lighting.

A viewing is recommended to appreciate what this lovely home has to offer

### **Tenure**

Freehold

### **Council tax**

Band E

### **Viewing**


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

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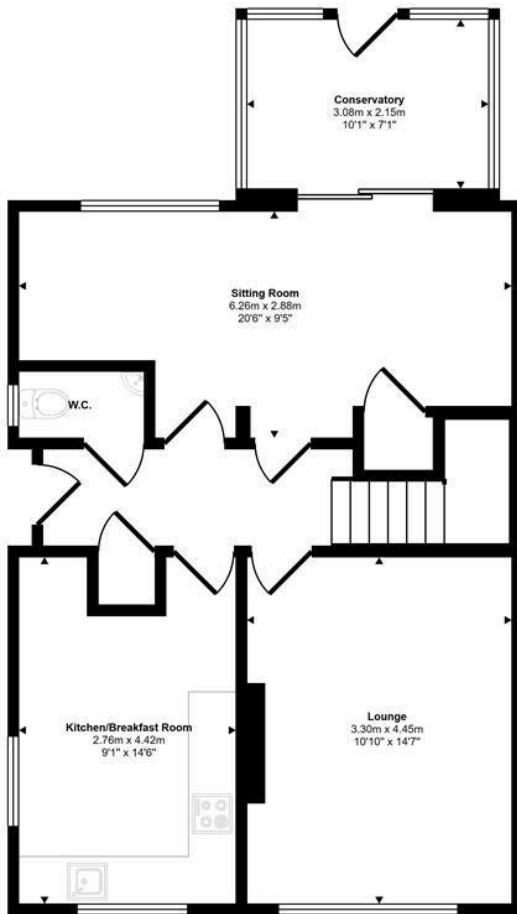
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

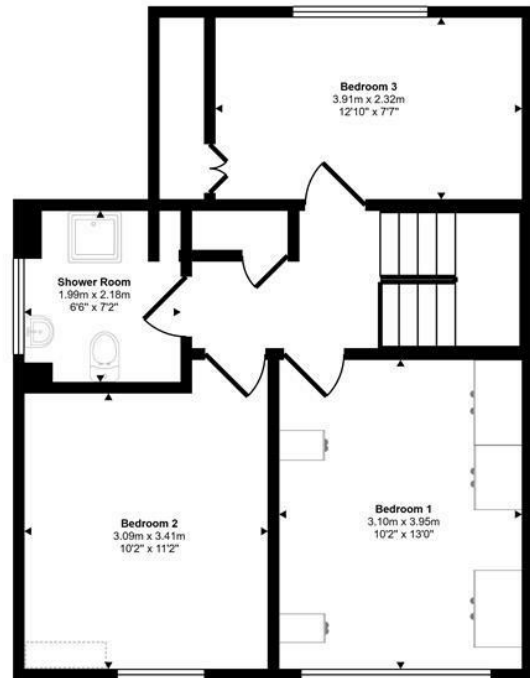
## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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Approx Gross Internal Area  
110 sq m / 1185 sq ft



Ground Floor  
Approx 62 sq m / 667 sq ft



First Floor  
Approx 48 sq m / 518 sq ft

 Denotes head height below 1.5m

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.