

## 5 Cantref Close Rogerstone Newport



### SUPERB FOUR BEDROOM DETACHED FAMILY HOME IN ROGERSTONE

- SUPERB DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING AREA
- LARGE LOUNGE WITH LOG BURNER
- STUDY
- WC
- EN-SUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM
- LOTS OF PARKING AND DOUBLE GARAGE
- BEAUTIFUL MATURE PRIVATE GARDEN

**£595,000**



#### CARDIFF

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#### NEWPORT

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## **Cantref Close, Rogerstone, NP10 9AW**

### **Introduction**

A fantastic and rare opportunity to purchase this stunning and much improved detached family home situated within this cul-de-sac of only 5 properties in the highly sought-after Rogerstone area, just minutes from excellent amenities and major road connections.

Within walking distance you'll find local shops, pleasant walks, bus stops and well regarded schools as well as easy access onto the M4 motorway providing an easy commute to neighbouring cities.

The property has been given a new lease of life having had many upgrades and refurbishment works including an impressive, high-spec kitchen area, replacement bathrooms, a modern boiler and uPVC double glazing.

On entering the property, you are welcomed into the hallway which leads off to a study, a spacious lounge with log burner, WC and the beautiful open plan kitchen/dining area with access into the double garage featuring utility. Upstairs, the landing leads off to four good sized bedrooms (bedroom 1 featuring en-suite) as well as the main family bathroom.

Outside, the block-paved driveway provides plenty of parking to the front and, to the rear, a beautiful mature garden which is very private and enjoys a sunny aspect.

### **Tenure**

Freehold

### **Council tax**

Band G

### **Viewing**


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

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.






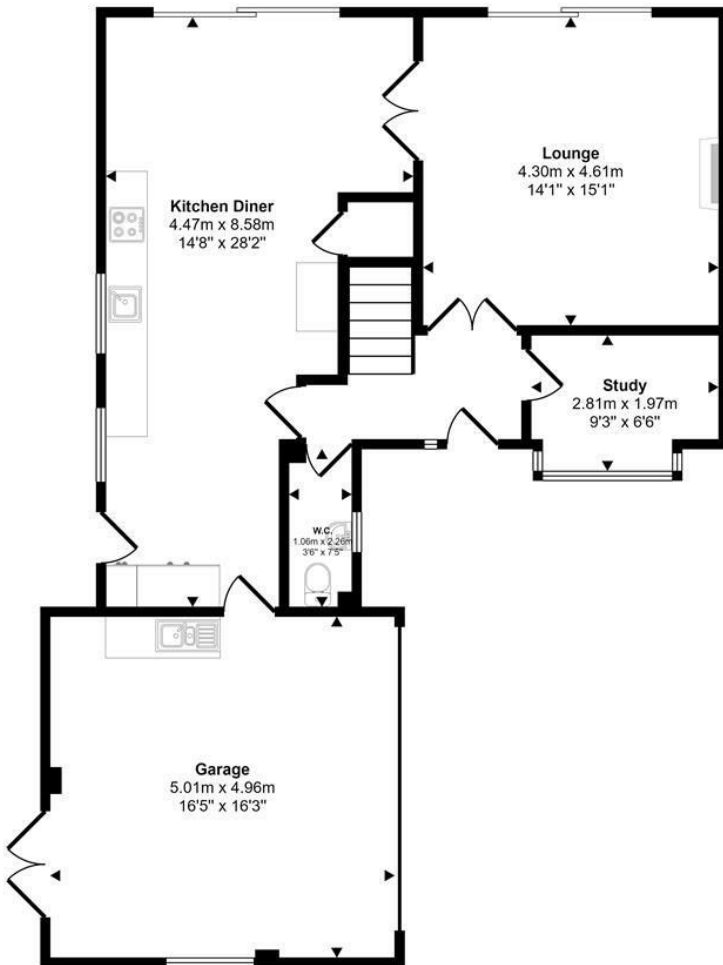
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

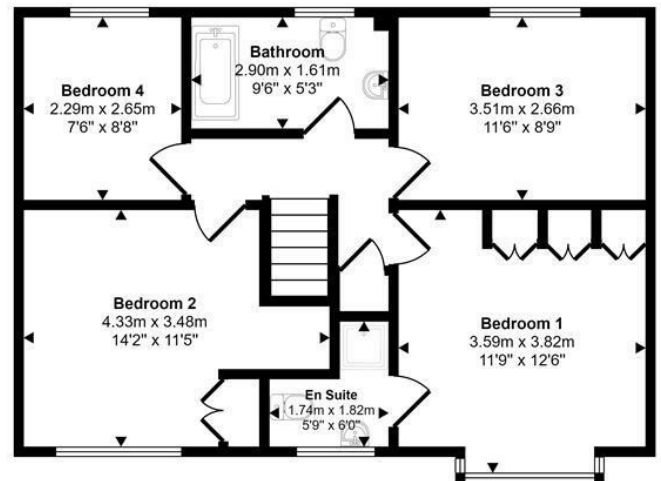
## Environmental Impact (CO<sub>2</sub>) Rating

	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  
148 sq m / 1591 sq ft



Ground Floor  
Approx 91 sq m / 975 sq ft



First Floor  
Approx 57 sq m / 616 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.