



45 St Johns Crescent Rogerstone



IMMACULATE THREE BEDROOM HOME WITH DRIVEWAY AND GARAGE

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- STYLISH FIRST FLOOR FAMILY BATHROOM
- LARGE LOUNGE/DINER
- MODERN FITTED KITCHEN
- GROUND FLOOR BATHROOM
- UTILITY ROOM
- LOVELY REAR GARDEN
- DRIVEWAY AND GARAGE
- NEAR TO AMENITIES AND ROAD LINKS

£280,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

St Johns Crescent, Rogerstone, Newport, NP10 9EY

Introduction

A fantastic opportunity to purchase this beautifully presented and much improved semi detached family home situated in Rogerstone, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as a short drive to the M4 and A467, both providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to a spacious lounge/diner, stylish fitted kitchen with adjoining utility room and bathroom. Upstairs, doors lead off to the main family bathroom and three double bedrooms.

Outside, the frontage is accessed via a wrought iron gate with a path leading to the front door and side gate leading to the rear. The rear garden is home to some lovely mature plants and shrubbery and lawn area with a path leading to the block-paved gated driveway, store shed and garage with electric roller door.

Viewing really is essential to appreciate what this lovely home has to offer.

Tenure

Freehold

Council tax

Band D

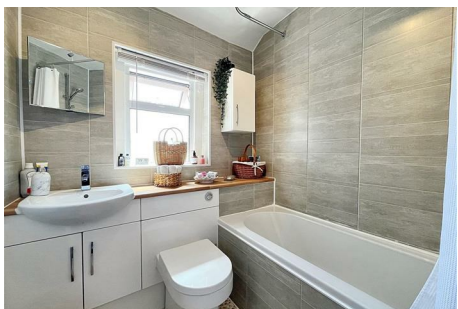
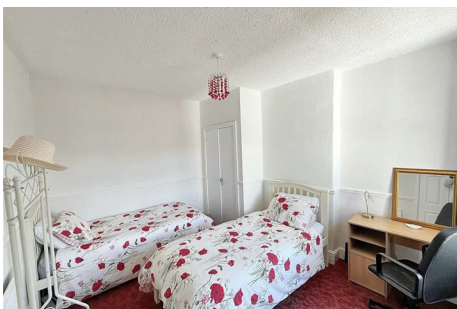
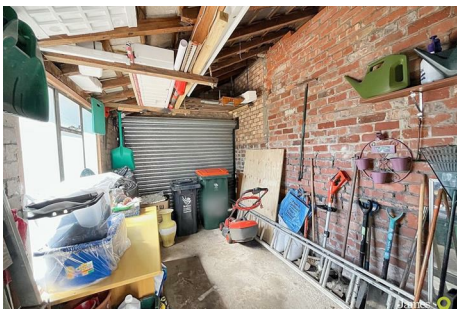
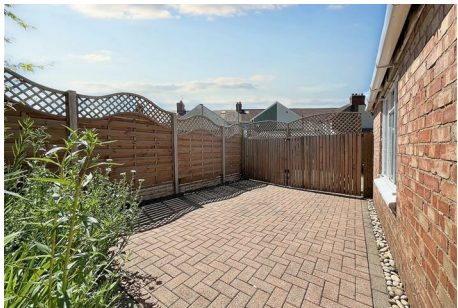
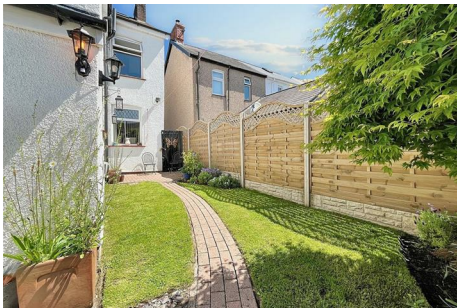
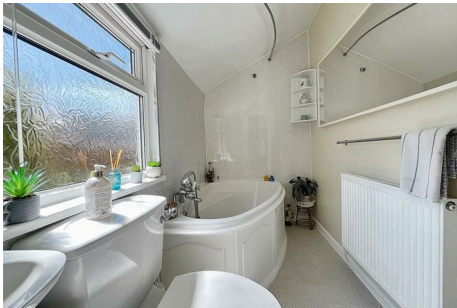
Boundaries

All boundaries should be confirmed by your solicitor

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.



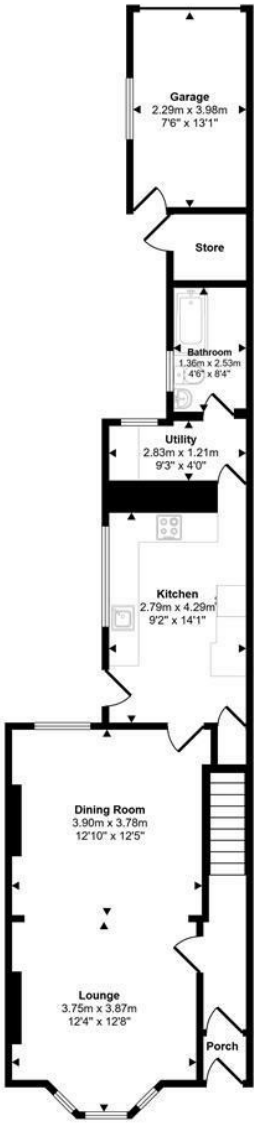
Energy Efficiency Rating

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

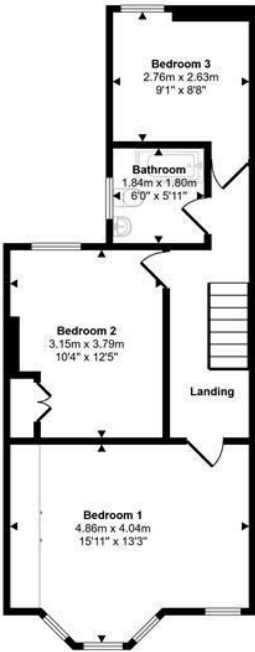
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
119 sq m / 1277 sq ft



Ground Floor
Approx 68 sq m / 737 sq ft



First Floor
Approx 50 sq m / 540 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.