



**6 Tredegar Park View  
Rogerstone  
Newport**



**BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH VIEWS**

- THREE BEDROOM TERRACED HOME
- GOOD SIZED LOUNGE AND DINING ROOM
- STYLISH FITTED KITCHEN
- GROUND FLOOR WC
- MODERN FAMILY BATHROOM
- NEWLY LAID GARDEN DECK
- UPVC DOUBLE GLAZING AND MODERN GAS COMBI BOILER
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- EXCELLENT SCHOOL CATCHMENTS

**£190,000**



**CARDIFF**

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01443 485000

# Tredegar Park View, Rogerstone, NP10 9DD

## Introduction

Offered to the market is this beautifully presented and much improved terraced family home situated in Rogerstone, just minutes from excellent amenities and main road connections. Within walking distance, there are local shops, bus stops and highly regarded primary and secondary schools, including the infamous Bassaleg Comprehensive. The M4 motorway (J27 & 28) are both a short drive away too, providing an easy commute to neighbouring towns and cities.

The property has been owned by the current owners for nearly 10 years and, in that time, has undergone many upgrades making it ideal for those looking for a property in 'turn-key' condition.

On entering, we are welcomed into the hallway which leads off to a WC, good sized dining room and lounge and a stylish fitted kitchen then, upstairs, three generous bedrooms and family bathroom. The property further benefits from uPVC double glazing, a modern gas combination boiler and beautiful far-reaching views to the front.

Outside, the frontage offers a small grass area with steps up to elevated decking which has been newly laid. The rear garden features another garden area and external store shed.

Viewing is essential to appreciate what this truly lovely home has to offer, further information can be found below or by calling our friendly sales team today.

## Tenure

Freehold

## Council tax

Band C

## Boundaries

All legal boundaries should be confirmed by your solicitor

## Viewing

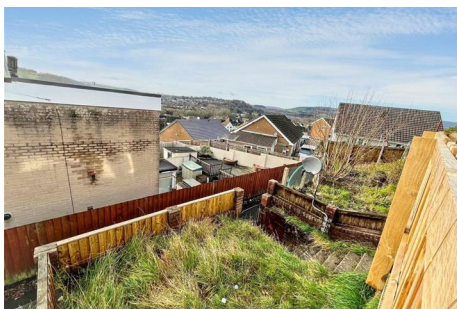
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.

## Construction


As with most ex-council properties, the construction is classed as non-traditional. We recommend consulting with your mortgage adviser to confirm.








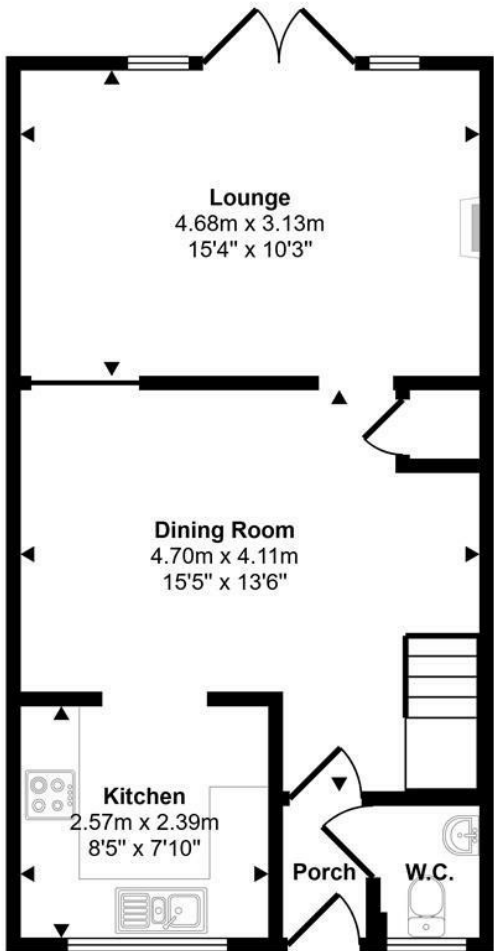
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

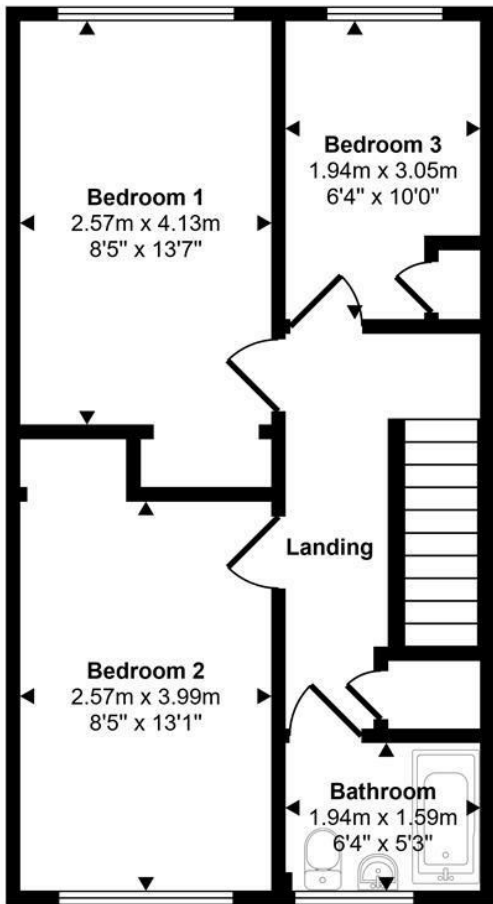
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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>		
(1-20) <b>G</b>		
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Approx Gross Internal Area  
84 sq m / 899 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft



First Floor  
Approx 42 sq m / 449 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.