Putting you & your property first



65 High Cross Road, Rogerstone, Newport, NP10 9AE

£325,000

** SEMI-DETACHED FAMILY HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** DOUBLE DRIVEWAY AND SINGLE GARAGE ** NO ONWARD CHAIN ** RENNOVATION OPPORTUNITY ** GENEROUS PLOT ** SOUGHT AFTER LOCATION ** CATCHMENT TO BASSALEG SCHOOL ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS **

Nestled in the highly sought-after area of HIGH CROSS ROAD in ROGERSTONE, this charming SEMI-DETACHED HOUSE presents an excellent opportunity for families and professionals alike. Boasting THREE well-proportioned BEDROOMS, this property offers ample space for comfortable living. The TWO inviting RECEPTION ROOMS provide versatile areas for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home. The property features a first floor BATHROOM, ensuring convenience for all residents. With PARKING available for several vehicles, you will never have to worry about finding a space after a long day. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. One of the standout features of this residence is its PRIME LOCATION. It falls within the CATCHMENT AREA for the highly regarded BASSALEG HIGH SCHOOL, making it an attractive choice for families with children. Additionally, the property offers a short commute to the M4 motorway, providing easy access to Cardiff, Newport, and Bristol, perfect for those who travel for work or leisure. This delightful home combines comfort, convenience, and a fantastic location, making it a must-see for anyone looking to







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ENTRANCE PORCH
Access via uPVC front door complete with uPVC double glazed windows to front, leads onto;

HALLWAY
Accessable from the entrance porch via wooden front door with single stained glass window to front aspect, open to stairs for first floor, leads to;

LOUNGE
11'0" x 12'0" min (3.36 x 3.68 min)
Bay fronted lounge to front aspect complete with double glazed uPVC window, twin radiator, chimney breast (blocked) with gas fire place.

SITTING/ DINING ROOM
12'2" x 12'7" (3.72 x 3.86)
Family sitting/ dining room to rear aspect complee with double glazed uPVC windows into bay, ringle radiator, chimney breast present with bay window.

KITCHEN
16'6" x 8'0" (5.04 x 2.44)
Range of fitted base units complete with worktops, stainless steel sink with drainer, chrome taps over, double glazed uPVC windows to rear/ side aspect with back door, single radiator, gas boiler present.

BEDROOM ONE
11'1" x 12'9" (3.38 x 3.89)
Double bedroom with bay to front aspect complete with double glazed uPVC window, single radiator and built in wardrobes.

BEDROOM TWO
10'11" x 9'2" (3.35 x 2.80)
Double bedroom to rear aspect complete with double glazed uPVC window, single radiator.

BEDROOM THREE
8'0" x 7'0" (2.45 x 2.14)
Single bedroom to front aspect complete with double glazed uPVC window, single radiator.

BATHROOM
6'2" x 7'11" (1.89 x 2.43)
Pannelled bath offering over head shower (electric), sink with chrome taps over, fully tiled finish, twin radiator, inbuilt cupboard with water tank present.

WC
4'9" x 2'5" (1.45 x 0.74)
Low level WC with single radiator, double glazed obscure window to side aspect.

OUTSIDE
FRONT: Level front garden with concrete driveway, lawned area, planted shrubbary to boundary, side access to rear
SIDE: Access to single garage, gated access to rear garden.
REAR: Concrete patio onto lawned area with pond, rear gated access, single garage accessable.

PARKING
Concrete drieway for several cars, single garage to rear.

TENURE
We are advised that this property is FREEHOLD.









