



**4 Pontymason Lane
Rogerstone
Newport**



TWO BEDROOM END-TERRACED HOME REQUIRING REFURBISHMENT

- NO ONWARD CHAIN
- IN NEED OF REFURBISHMENT
- TWO DOUBLE BEDROOMS
- GOOD SIZED LOUNGE/DINER LEADING TO SEPARATE KITCHEN
- GROUND FLOOR BATHROOM
- REAR GARDEN
- DESIRABLE LOCATION
- NEAR TO AMENITIES AND MAIN ROAD LINKS
- MODERN GAS COMBINATION BOILER
- IDEAL INVESTMENT OPPORTUNITY

Chain Free £140,000



CARDIFF

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02920 456 444



NEWPORT

7 Baneswell Road
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01443 485000

Pontymason Lane, Rogerstone, NP10 9GH

Introduction

Offered for sale with no onward chain, this spacious end-terrace home is located in the highly sought-after area of Rogerstone and presents an excellent opportunity for buyers seeking a renovation project. Requiring full refurbishment throughout, the property offers fantastic potential to create a home tailored to individual tastes and requirements.

Ideally situated close to a range of local amenities, the property is within walking distance of the Monmouthshire and Brecon Canal, providing picturesque waterside walks. Well-regarded primary and secondary schools are nearby, along with excellent transport links and major road networks offering convenient access to surrounding towns and cities.

The accommodation briefly comprises an entrance hallway leading to a generous open-plan lounge/dining room, kitchen, and ground-floor bathroom. To the first floor are two well-proportioned double bedrooms.

Externally, the property benefits from a good-sized rear garden, accessed via steps from the rear door, with gated access leading directly into woodland, creating a peaceful and private setting.

This property represents an ideal opportunity for investors, developers, or buyers looking to put their own stamp on a home in a desirable location.

Tenure

Freehold

Boundaries

All boundaries should be confirmed by your solicitor

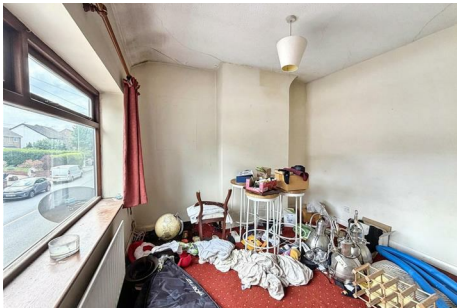
Council tax

Band B

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.



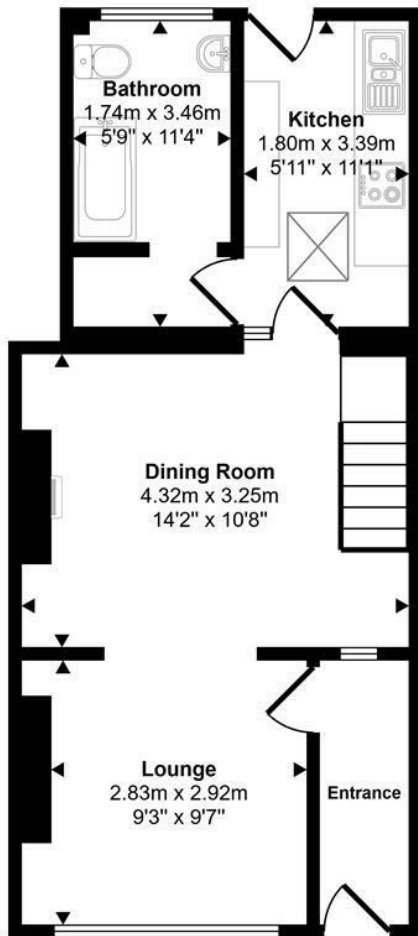
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

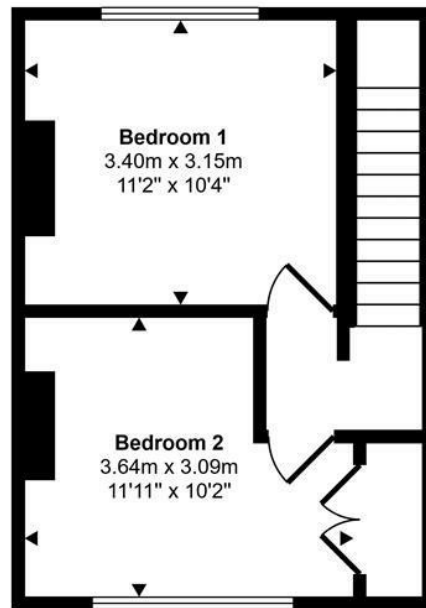
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft



First Floor
Approx 28 sq m / 301 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.