

**7 Tydu View  
Rogerstone  
Newport**



**SPACIOUS TWO BEDROOM SEMI DETACHED HOME WITH LARGE GARDEN**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FULL-LENGTH LOUNGE/DINER
- KITCHEN WITH ADJOINING ROOM
- LARGE REAR GARDEN
- PLEASANT VIEWS TO THE FRONT
- GARDEN STORE SHED
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- IDEAL FIRST PURCHASE

**Chain Free £165,000**



**CARDIFF**

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02920 456 444



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**PONTYPRIDD**

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01443 485000

# **Tydu View, Rogerstone, NP10 9BQ**

## **Introduction**

This spacious semi-detached family home is ideally located in the highly sought-after area of Rogerstone, just minutes from a range of convenient local amenities, including shops, bus routes, and well-regarded primary and secondary schools. The nearby M4 motorway offers excellent transport links, providing easy access to surrounding towns and cities.

Upon entering the property, you are welcomed by a bright entrance hallway leading to a generous full-length lounge/diner—perfect for both relaxing and entertaining. The fitted kitchen is complemented by an adjoining room, offering additional versatile space to suit your needs.

Upstairs, the property boasts two well-proportioned double bedrooms and a family bathroom.

Externally, the home benefits from a good-sized rear garden, mainly laid to lawn, providing an ideal outdoor space for families and leisure.

## **Tenure**

Freehold

## **Council tax**

Band C

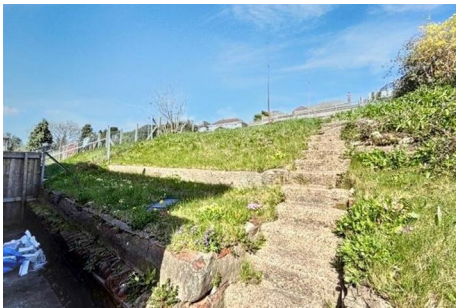
## **Boundaries**

All boundaries should be checked 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.



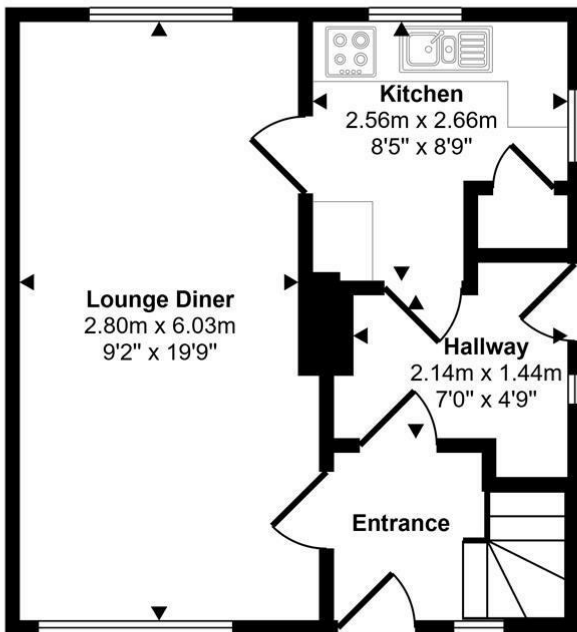
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

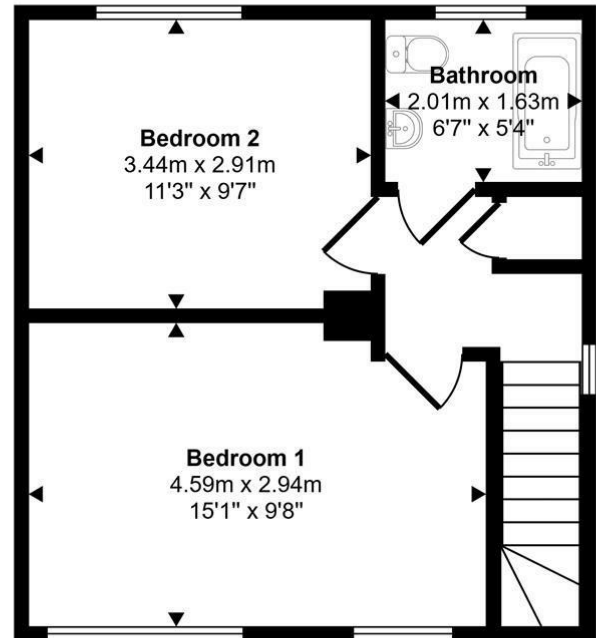
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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Approx Gross Internal Area  
67 sq m / 724 sq ft



**Ground Floor**  
Approx 33 sq m / 361 sq ft



**First Floor**  
Approx 34 sq m / 364 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.