



7 Marigold Close, Rogerstone, Newport, NP10 9AZ

Guide Price £200,000

****GUIDE PRICE £200,000 TO £210,000** **CATCHMENT FOR BASSALEG HIGH SCHOOL****

Nestled in the popular area of Rogerstone, Newport, this WELL PRESENTED SEMI DETACHED HOUSE offers a delightful living experience. With TWO BEDROOMS and a SPACIOUS LIVING ROOM this property is perfect for small families, couples, or individuals seeking a comfortable home whilst the MODERN KITCHEN/DINER provides an inviting space for cooking and entertaining.

In addition to its appealing interior, the property boasts ALLOCATED ensuring convenience for residents and their guests. The location is particularly advantageous, with good road and rail links that make commuting to nearby areas straightforward. This accessibility is perfect for those who work in the city or enjoy exploring the surrounding regions. Overall, this semi-detached property in Rogerstone is a wonderful opportunity for anyone looking to settle in a well-connected and friendly neighbourhood. With its modern amenities and comfortable living spaces, it is sure to attract interest from a variety of potential buyers or investors. Do not miss the chance to make this lovely house your new home.

EPC RATING: C
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a composite front door.

LIVING ROOM

12'0" x 13'8" (3.66 x 4.18)

Double glazed window to the front, stairs to first floor with modern glass balustrade, central heating radiator, spot lighting.

KITCHEN/DINING ROOM

12'0" x 10'1" (3.67 x 3.08)

Newly fitted high gloss kitchen with a range of base and wall units, rolled edge work surface and breakfast bar, inset stainless steel sink unit, mixer tap over, inset gas hob with extractor hood over and electric oven, plumbing for automatic washing machine, integrated fridge/freezer, central heating radiator, wall mounted combi boiler, laminate flooring, double glazed door and window to the rear.

STAIRS TO FIRST FLOOR-LANDING

Glass balustrade, loft access, doors to:

BEDROOM ONE

8'7" x 9'11" (2.64 x 3.03)

Double glazed window to the front, central heating radiator, dressing area.

BEDROOM TWO

9'2" min 7'11" max x 6'7" (2.81 min 2.43 max x 2.01)

Double glazed window to the rear, airing cupboard housing water tank.

SHOWER ROOM


Double step in shower cubicle, low level WC, vanity wash hand basin, modern towel rail, obscured double glazed window to the side.

OUTSIDE

FRONT - Step to front door with open grassed area
REAR - Low maintenance rear garden with patio area and summer house.
SIDE- Gated access to rear garden.
PARKING- Two allocated parking spaces

TENURE

To be confirmed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 