



28 Church Street, Rogerstone, Newport, NP10 9FN
Guide Price £180,000

**** GUIDE PRICE £180,000 - £190,000 ** NO ONWARD CHAIN ** TWO BEDROOM, MID-TERRACED HOME ** TWO RECEPTION ROOMS ** GROUND AND FIRST FLOOR WC ** CATCHMENT TO BASSALEG SCHOOL ****

Nestled in the charming area of ROGERSTONE, Newport, this delightful MID-TERRACED HOUSE on CHURCH STREET offers a perfect blend of comfort and convenience. With TWO well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. Making this property ideal for a first time buy to make your own. The house features TWO spacious BEDROOMS, ideal for a small family or professionals seeking a comfortable living space. Additionally, the property boasts a first floor SHOWER ROOM, which add to the convenience and functionality of the home, along with a ground floor WC. Situated in a friendly neighbourhood, this property is close to LOCAL AMENITIES, SCHOOLS, and TRANSPORT LINKS, making it an excellent choice for those who value accessibility. Whether you are looking to make this your first home or seeking an investment opportunity, this mid-link terrace house presents a wonderful chance to enjoy all that Rogerstone has to offer. With its appealing layout and prime location, this property is sure to attract interest. Don't miss the opportunity to view this charming home.

EPC - C
COUNCIL TAX - C (Newport)



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ENTRANCE HALL

Access via uPVC front door into porch with periodic tiling. Hallway open to stairs for first floor. Consumer unit present and twin radiator. Leads to dining room.

LOUNGE

10'5" x 12'6" (3.19 x 3.82)

Bay fronted lounge to front aspect with double glazed uPVC windows. Chimney breast present. Internal French doors with obscure single glazing, leads onto;

DINING AREA

11'3" x 13'1" (3.43 x 4.01)

Dining area to rear with double glazed uPVC window. Gas wall mounted fireplace (capped off) to chimney breast. Internal French doors into lounge. Leads to;

KITCHEN

10'0" x 9'0" (3.05 x 2.75)

Fitted kitchen suite with high and low wall mounted units, granite effect rolled worktops, polycarbonate sink with drainer and chrome mixer taps over, gas hob and oven. Part tiled splash-back finish. Double glazed uPVC window to side aspect. Single radiator and under stair storage cupboard. Leads to;

UTILITY ROOM/ WC

9'8" x 5'0" (2.97 x 1.54)

Accessible from kitchen, utility area with plumbing for washing machine and rolled top work surface, uPVC double obscure glazed back door to rear garden. Separated low level WC and sink with base unit and mixer taps over. Complete with uPVC double glazed window to rear and single radiator.

FIRST FLOOR LANDING

Open to stairs from ground floor, loft hatch present, airing cupboard housing gas combination boiler. Leads to;

BEDROOM ONE

10'5" x 14'11" (3.18 x 4.57)

Double bedroom to front aspect with two double glazed uPVC windows. chimney breast present with in-built storage cupboards, single radiator.

BEDROOM TWO

10'1" x 11'3" (3.09 x 3.45)

Double bedroom to rear aspect with double glazed uPVC window, chimney breast present, single radiator.

BATHROOM

8'9" x 9'0" (2.69 x 2.76)

Shower (electric) suite to rear aspect with double glazed uPVC obscure window, low level WC and sink with mixer taps over, single radiator and built in storage cupboards.

OUTSIDE

FRONT: Concrete patio forecourt area. Gated access.

REAR: Raised concrete patio with planting area. Rear gated access to back lane.

TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

