

47 High Cross Lane Rogerstone Newport



SPACIOUS BUNGALOW WITH LOVELY VIEWS SET IN EXTENSIVE PLOT

- SPACIOUS DETACHED DORMER BUNGALOW
- EXPANSIVE PLOT WITH LOVELY LAWNS
- 7.15M X 6.20M GARAGE WITH REMOTE CONTROLLED ROLLER DOOR
- THREE BEDROOMS
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- KITCHEN WITH ADJOINING BREAKFAST ROOM AND UTILITY
- BATHROOM PLUS ADDITIONAL WC
- STUNNING VIEWS
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY

£425,000

Introduction

High Cross Lane, Rogerstone, NP10 9BG

An excellent and rare opportunity to purchase this 1930's detached dormer bungalow set within this extensive plot on High Cross Lane, Rogerstone, just minutes away from excellent amenities, many of which are within walking distance, such as shops, bus stops and well regarded schools. Major road links are close by too, including the M4 motorway (J27) and the A48, providing an easy commute to Cardiff, Bristol and beyond.

The property has been owned by the same family for decades and has been extended in areas to provide spacious accommodation but would benefit from some modernisation and perhaps reconfiguration to suit the needs of the purchasers. There also may be scope to extend the property, subject to relevant planning permissions.

Upon entering, we are welcomed into the hallway which leads off to two bedrooms, a bathroom, two large reception rooms plus a conservatory, and a kitchen/breakfast room with adjoining utility and WC. Upstairs, there is a large room (ideal as a main bedroom) with large eave storage areas.

Outside, a long driveway leads through to the rear of the property where we have a larger than average garage with a newly fitted remote controlled roller door, a patio and expansive fenced lawns.

Viewings come highly recommended

GROUND FLOOR

Reception room 1 17'7" (into bay) x 14'7" max (5.38 (into bay) x 4.46 max)

Reception room 2 13'11" x 10'2" max (4.26 x 3.10 max)

Bedroom 2 13'1" x 10'1" (3.99 x 3.09)

Bedroom 3 9'9" x 7'5" (2.99 x 2.27)

Conservatory 13'0" max 9'8" (3.97 max 2.97)

Kitchen 14'6" x 9'10" (4.44 x 3.01)

Breakfast room 13'11" x 6'2" (4.25 x 1.88)

Bathroom 12'10" (into shower) x 5'10" (3.92 (into shower) x 1.79)

Utility room 6'4" x 4'3" (1.94 x 1.31)

WC 5'2" x 4'0" (1.59 x 1.23)

FIRST FLOOR

Bedroom 1 17'8" x 12'11" (into dormer) (5.39 x 3.94 (into dormer))

Eaves storage

Various large storage areas located under the eaves either side of the property

OUTSIDE

Garage 23'5" x 20'4" (7.15 x 6.20)

A large pitch-roofed garage with power, lighting and a newly fitted remote controlled roller door.

The grounds

Accessed via a long driveway leading to the rear where there is a large patio/parking area which leads to a very large detached garage. Steps lead down to a extensive lawn running the entire length of the plot plus around to the front.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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