

## 178 Tregwilym Road Rogerstone Newport



### NICELY PRESENTED SEMI DETACHED FAMILY HOME IN ROGERSTONE

- THREE GOOD SIZED BEDROOMS
- ATTIC ROOM ACCESSIBLE VIA PULL-DOWN LADDER
- FIRST FLOOR WC, GROUND FLOOR BATHROOM
- OPEN PLAN LOUNGE/DINING ROOM
- STYLISH RECENTLY FITTED KITCHEN WITH APPLIANCES
- NEWLY REPLACED GAS COMBINATION BOILER
- LARGE REAR GARDEN WITH VARIOUS SEATING AREAS
- BRICK-BUILT STORE SHED
- REAR LANE ACCESS
- NEAR TO AMENITIES AND ROAD CONNECTIONS

**£275,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

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## **Tregwilym Road, Rogerstone, NP10 9EL**

### **Introduction**

A fantastic opportunity to purchase this deceptively spacious semi detached family home in the sought-after Rogerstone area of Newport just minutes from local amenities and major road connections. Within walking distance we have local shops, bus stops and well regarded primary and secondary schools plus close access to the M4 motorway providing an easy commute to neighbouring cities.

The property has been improved in recent years to include a newly replaced gas boiler and high quality fitted kitchen. Upon entering we are welcomed into the hallway which leads off to an open plan lounge/diner, a stylish fitted kitchen with integrated appliances and adjoining utility, plus ground floor family bathroom. To the first floor, the landing leads off to three good sized bedrooms and WC plus access to the attic room (via a pull-down ladder) which offers the ideal space for storage of additional living accommodation.

Outside, the rear garden is of good size and laid to artificial lawn and two decking areas and also a brick-built store shed with power and lighting.

Further information can be found below however we recommend a viewing to appreciate what this lovely home has to offer;

### **GROUND FLOOR**

**Dining room (front) 11'8" max x 11'1" (into bay) (3.58 max x 3.39 (into bay))**

**Lounge 12'7" max x 14'2" (3.85 max x 4.32)**

**Kitchen 9'6" x 10'5" (2.90 x 3.19)**

A recently fitted high quality kitchen with a range of wall and base units, integrated oven, microwave, gas hobs and a tall fridge and separate freezer

**Utility room 6'8" x 9'11" max (2.04 x 3.04 max)**

**Family bathroom 9'4" x 6'1" (2.87 x 1.86)**

### **FIRST FLOOR**

**Bedroom 1 14'6" max x 11'3" (into bay) (4.43 max x 3.44 (into bay))**

**Bedroom 2 8'5" max x 13'10" max (2.58 max x 4.22 max)**

**Bedroom 3 9'7" x 10'6" (2.94 x 3.21)**

**WC 3'9" x 4'1" (1.15 x 1.26)**

**ATTIC ROOM 10'6" max x 23'10" max (3.22 max x 7.27 max)**

Accessible via a pull-down wooden ladder the attic room offers excellent space either for storage or for a hobby room/home study. There are two large under-eave store areas and also power, lighting and a velux window to the front.

### **Tenure**

Freehold

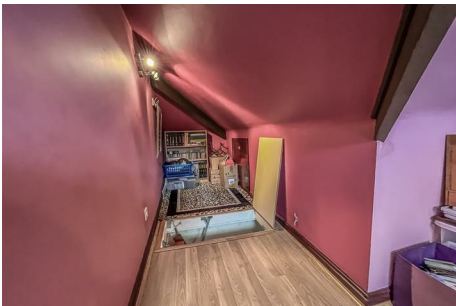
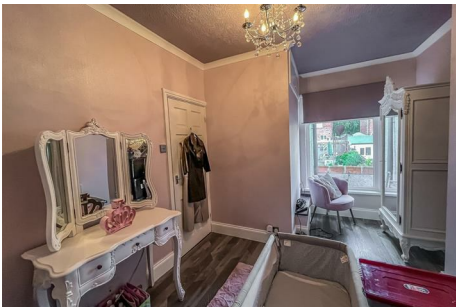
### **Council tax**

Band D

### **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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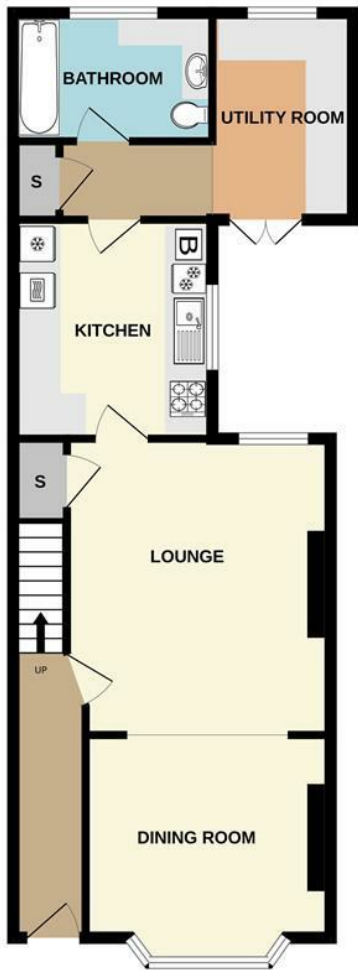
## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (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>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

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

|                                                     | Current                 | Potential                                                                           |
|-----------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 emissions |                         |                                                                                     |
| (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>                                     |                         |                                                                                     |
| Not environmentally friendly - higher CO2 emissions |                         |                                                                                     |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC |  |

GROUND FLOOR



1ST FLOOR



2ND FLOOR

