

101 Tregwilym Road Rogerstone Newport



NO CHAIN - 3 STOREY COTTAGE IN SOUGHT AFTER LOCATION

- NO ONWARD CHAIN
- THREE STOREY TERRACED COTTAGE
- WOULD BENEFIT FROM MODERNISATION
- TWO BEDROOMS
- QUIANT LOUNGE
- NEWLY REPLACED BOILER
- BATHROOM LOCATED AT BASEMENT LEVEL
- REAR GARDEN
- WALKING DISTANCE FROM EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

Chain Free £145,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nuttallparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

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.

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Tregwilym Road, Rogerstone, NP10 9EQ

Introduction

Situated within Rogerstone is this quaint mid-terraced cottage offering two bedroom accommodation requiring some refurbishment and improvement, just minutes from excellent amenities and major road connections. Within a short walk we have well regarded schools, bus stops and local shops, plus the M4 motorway is close by, providing an easy commute to neighbouring cities.

The property would benefit from some improvement and perhaps reconfiguration to bring it up to date and make the most of the living space. As we enter the property we are lead straight into the lounge, then onto the kitchen. Steps lead down to the lower ground floor where we have a good sized bathroom plus a door leading out to the rear garden. The first floor is accessible via the original steps (which are very tight) and has two bedrooms, both with built-in storage.

Outside, the rear garden is accessible from the lower ground floor. It offers a few tiers, again, with plenty of scope for transforming it into a lovely, cottage garden.

Further information can be found below;

LOWER GROUND FLOOR

Bathroom 10'4" x 6'0" (3.17 x 1.85)

GROUND FLOOR (from street)

Lounge 11'10" x 12'2" (3.62 x 3.71)

Kitchen 11'9" max x 8'8" (3.60 max x 2.65)

Featuring a newly fitted combination boiler

FIRST FLOOR

Bedroom 1 12'0" (into wardrobe) x 12'5" (into wardrobe) (3.66 (into wardrobe) x 3.79 (into wardrobe))

Minimum measurements approximately 2.67m x 3.08m

Bedroom 2 12'0" max x 8'9" max (3.66 max x 2.67 max)

Please note

This property is a quaint 1800's cottage meaning there are certain features that are typical of that era, mainly the stairs within the property are very steep.

Council tax

Band B

Tenure

Freehold

Viewing

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

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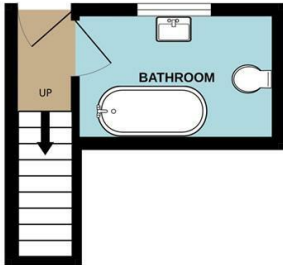
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<p>88</p>
(81-91) B		
(69-80) C		
(55-68) D	<p>63</p>	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

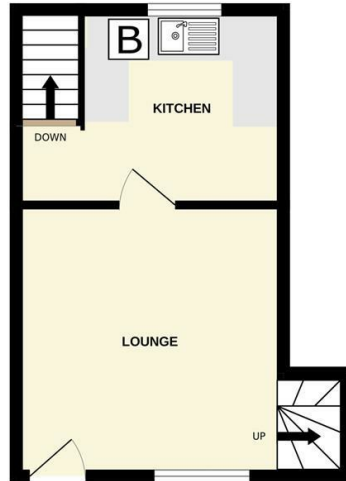
Environmental Impact (CO₂) Rating

	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	

BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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