

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



50 High Cross Road, Rogerstone, Newport. NP10 9AD



£300,000

Main Features

- NO ONWARD CHAIN!
- The Perfect Family Home
- Semi-Detached Property
- Sought-After Rogerstone Area
- EPC - D
- Council Tax - E
- Large Enclosed Garden
- Garage & Off Road Parking
- Freehold
- Need a mortgage? We can help!

General Information

PIN PROPERTY PRESENTED BY PETER MORGAN.

If you are looking for the perfect family home, this property will be ideal! This beautiful home is located just off the M4 in a small friendly village, Rogerstone, close to many local amenities such as High Cross Primary School, Tesco Express, Serennu Children's Centre, Athletic Club and Saint Annes Church. This property benefits from having ample off road parking and a garage to the side of the property, two spacious reception rooms and a kitchen to the ground floor and three bedrooms and family bathroom to the first floor.

As properties in this area are very rare we expect a high demand of interest therefor an early viewing is highly recommended.

GROUND FLOOR

Entrance Porch

Enter through a uPVC door, through to;

Entrance Hallway

Laminate flooring and under stairs storage cupboard.

Doors to;

Lounge

uPVC double glazed bay window to the front aspect, vertical radiator and feature gas fire.

Living Room

Carpeted flooring, vertical radiator, a feature gas fire and uPVC double glazed french doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, gas hob with extractor fan over, split level oven, inset ceiling spotlights, plumbing in place for a washing machine, a wall mounted boiler serving domestic hot water and gas central heating and a door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect, carpeted flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed bay window to front aspect, laminate flooring and radiator.

Bedroom Two

uPVC double glazed bay window to the rear aspect, carpeted flooring and built in wardrobes.

Bedroom Three

uPVC double glazed window to the front aspect, radiator, laminate flooring and storage cupboard.

Bathroom

A family bathroom comprising of a low level WC, pedestal wash hand basin, Jacuzzi corner bath with mixer tap and a corner shower cubicle. uPVC double glazed window to the rear aspect, laminate flooring, tiled flooring and inset ceiling spotlights.

EXTERNALLY

Garage

Spacious single garage with door to access the rear garden.

Garden

A large front garden offering ample off road parking, laid to lawn area, garage and access to the rear garden.

A large enclosed rear garden, part patio area and part laid to lawn with summer shed.

Council Tax

£2,093.54 Per Annum

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

Current heating type Gas

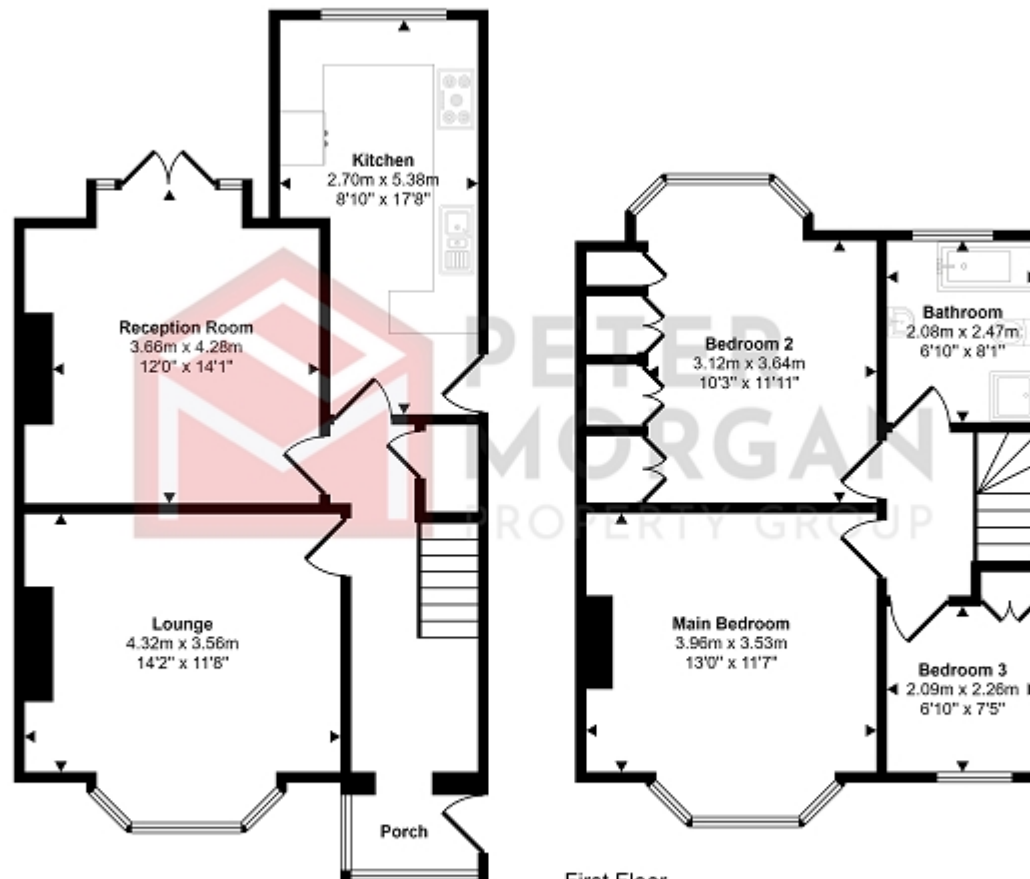
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
106 sq m / 1140 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft

First Floor
Approx 47 sq m / 511 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



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PETER MORGAN

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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

