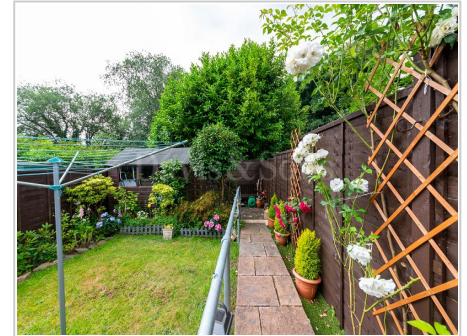


**3 Pontymason Lane
Rogerstone
Newport
NP10 9GH**

175,000



- 2 DOUBLE BEDROOMS
- POPULAR LOCATION
- ENCLOSED REAR GARDEN
- MODERN BATHROOM
- PLEASANT VIEW TO THE REAR
- WITHIN 2 MILES OF THE M4 MOTORWAY
- ONLY 1 MILE TO ROGERSTONE TRAIN STATION
- CLOSE TO THE MONMOUTHSHIRE AND BRECON CANAL



Ref: PRA11260

Viewing Instructions: Strictly By Appointment Only

General Description

Davis & Sons are pleased to offer FOR SALE this lovely cottage style house in a popular location in Rogerstone. Comprising of two double bedrooms upstairs, Lounge/dining room, kitchen and bathroom with a shower over the bath on the ground floor. Outside, a well maintained rear garden completes this cosy, cottage style home. The location is good for commuting with the M4 just minutes away and the railway station around a mile away. The Monmouthshire and Brecon Canal is close by for pleasant walks and cycling. A popular area, we recommend viewing to see what's actually on offer.

Accommodation



Hallway

Composite glass panel entrance door, wood block flooring, radiator, glass panel door to:



Dining Room (10' 10" x 11' 6") or (3.29m x 3.50m)

Beams to the ceiling, under stair storage cupboard, radiator, glass panel door to stairs to the first floor, glass panel door to the Kitchen, radiator, archway opening to:



Lounge (10' 0" x 10' 9") or (3.05m x 3.28m)

Beams to the ceiling, double glazed window to the front, feature fireplace, radiator.



Kitchen

Double glazed glass panel door to the rear leading to the enclosed rear garden, double glazed window to the rear, range of wall and base units, stainless steel sink with a chrome mixer tap, plumbing for a washing machine, tiled floor, radiator, door to:



Bathroom

Double glazed obscured glass windows to the rear and side, modern p-shaped bath with electric shower over and glass shower screen, white vanity style wash hand basin and close coupled wc, tiled floor, radiator.



Bedroom 1 (10' 6" x 14' 4") or (3.19m x 4.38m)

Two double glazed windows to the front, radiator.

Bedroom 2 (10' 4" x 11' 5") or (3.16m x 3.47m)

Double glazed window to the rear, hatch to attic space, radiator.

Rear Garden

Patio seating area, steps and pathway leading to the main well maintained garden with lawned area and mature flower borders and shrubs, pathway leads to the timber storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

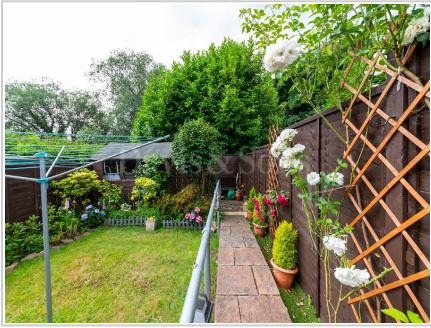
EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Ground Floor




First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Plan produced using PlanUp.

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 this property. Land value tax applies. 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 form 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.