



Tregwilym Road | Rogerstone | Newport | NP10 9NA

£160,000



Sheppard & Bear

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Nestled in the charming area of Rogerstone, Newport, this delightful flat on Tregwilym Road offers a perfect blend of comfort and convenience. Spanning an impressive 997 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Upon entering, you are welcomed into a hallway and a further spacious inner hallway. A living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests which then opens to the kitchen/dining room. The layout is thoughtfully designed to maximise the use of space, ensuring that every corner of the flat feels both functional and homely.

- 2 double bedrooms
 - Living room and kitchen/dining room
 - Near train station
 - Great M4 transport links
 - Perfect first-time buy
- Bathroom and En-suite
 - Larger than average room
 - Close to local shops
 - Ideal for commuters
 - Viewing recommended

- Entrance communal hall**

Flat hallway

Inner hallway

Living room
16'1 x 11 max (4.9m x 3.35m max)

Kitchen/dining room
14'5 x 12'5 (4.39m x 3.78m)

Bathroom
7'8 x 6'6 (2.34m x 1.98m)
- Bedroom one**
16'8 x 11'4 (5.08m x 3.45m)

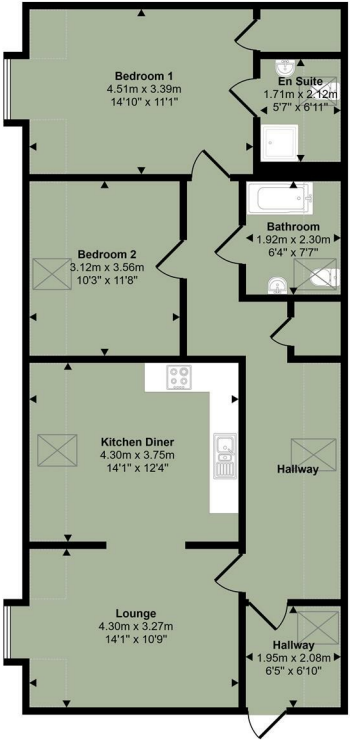
En-suite shower room

Bedroom two
12'1 x 10'7 max (3.68m x 3.23m max)

Parking



Approx Gross Internal Area
93 sq m / 997 sq ft



Floorplan

Denotes head height below 1.5m

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

Council Tax Band C
EPC Rating D

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