



141 & 141A Tregwilym Road
Rogerstone, Newport, NP10 9EQ





141 & 141A Tregwilym Road

Rogerstone,
Newport, NP10 9EQ

Guide price: £300,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A generous three bedroom property in of interest to both families and investors, to be sold together with its own one bedroom lower ground floor flat offering a letting income or with potential to reinstate it as one home. Main property includes a living-dining room and kitchen with three bedrooms, a dressing area and bathroom to the first floor. Lower ground floor apartment with living room, kitchen-diner, bedroom and bathroom. On street parking to front, gardens to side. Looking towards, and within yards of the entrance to, Rogerstone Welfare Sports grounds.

Directions

Tregwilym Road is located within Rogerstone, a popular and much sought after area of Newport City. The M4 motorway (Junction28, Tredegar) is within a 10 minute drive from the property and a regular bus service passes the property every 10 minutes to Newport City centre and Newport Rail Station from which there is mainline railway access to Cardiff, Bristol and London.

- Newport City Centre 4.1 miles
 - Cardiff City Centre 12.2 miles
 - M4 (J28, Tredegar) 2.2 miles
-

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Summary of Accommodation

141 TREGWILYM ROAD

141 Tregwilym Road is understood to have been built as a local shop in the early 1900's but transformed, over time, into a family home with separate lower ground floor flat. A ground floor entrance hallway has doors leading into a living-dining room and to a kitchen-breakfast room; a staircase leads to the first floor and has a neat storage area beneath (the original access way to the stairs to the lower ground floor). The dual aspect living room has a window on to Tregilwyn Road and a broad window looking towards Rogers tone Welfare recreation ground. The modern kitchen-breakfast room includes a good range of fitted storage units with oven and hob to remain; space for a washing machine and a fridge freezer. Ample room remains for a dining table. To the first floor all bedrooms and bathroom are located off the landing area. A dressing area / nursery links through to the largest of the bedrooms. All three bedrooms share use of the bathroom with its 3 piece suite and shower over bath. Most recently let under an Assured Shorthold Tenancy at £750 per calendar month (scope to increase this). It has its own 'secret garden', a wonderfully neat, low maintenance space to the side of the property. On street parking fronts the property.

141A TREGWILYM ROAD

141a is lower ground floor apartment, located beneath 141 and separately accessed via steps to the outside of the property. It includes: living room, kitchen-diner, bedroom and bathroom. It has its own outside patio seating area looking towards Rogers tone Welfare Sports grounds. It is currently let under an Assured Shorthold Tenancy for £100 per week (with scope for an increase). If ever required, the staircase linking 141 and 141a could be re-instated (subject to any appropriate consents) to create an extremely sizable single family home. On street parking fronts the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected to the property. Both 141 and 141a have their own, separate gas 'combi' boilers.

Council Tax (141 Tregwilym Road): Band D

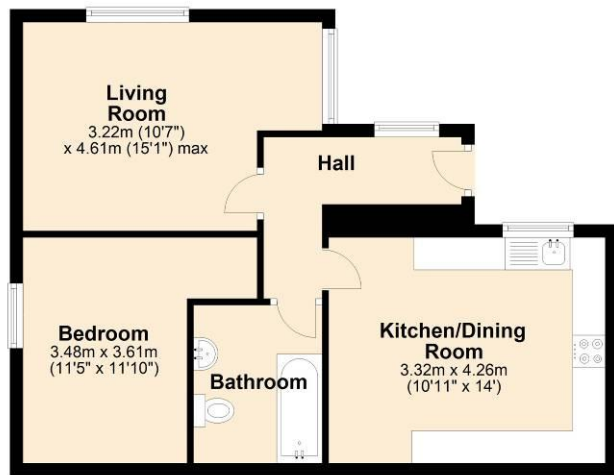
Council Tax (141a Tregwilym Road): Band B

NB. All photos show 141 Tregwilym Road



Lower Ground Floor (141A)

Approx. 49.1 sq. metres (529.0 sq. feet)

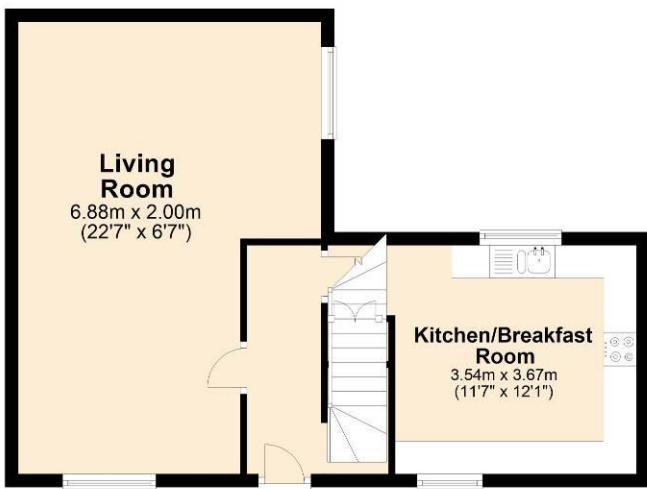


Total area: approx. 146.1 sq. metres (1572.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

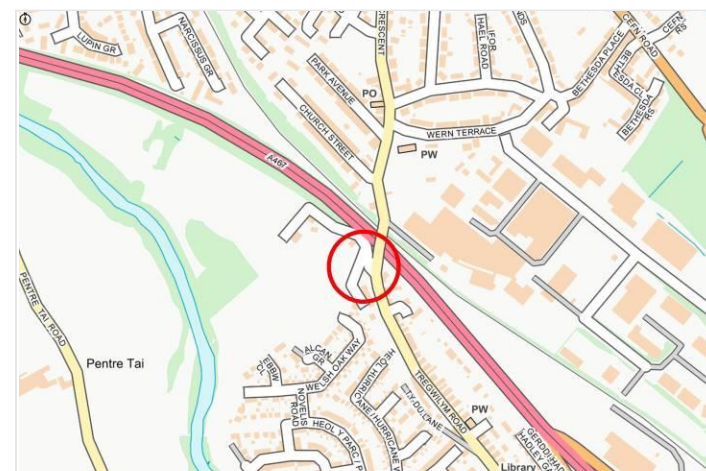
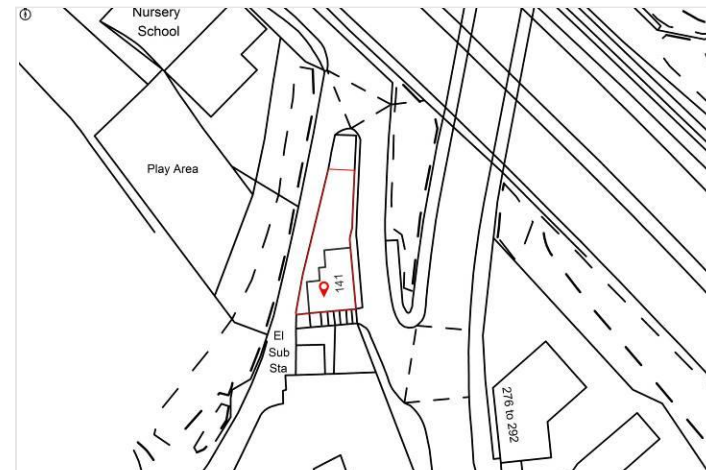
Ground Floor (141)

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor (141)

Approx. 48.4 sq. metres (521.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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