



**112 Ebenezer Drive, Rogerstone, Newport.  
NP10 9BY  
£165,000  
Tenure Leasehold**

- SPACIOUS FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- SPACIOUS LIVING / DINING ROOM
- BASSALEG SCHOOL CATCHMENT AREA
- LARGE PRIVATE REAR GARDEN WITH DECKING SEATING AREA
- CONVENIENT LOCATION CLOSE TO JUNCTIONS 27 & 28 OF THE M4

**\*PERFECT FOR FIRST TIME BUYERS!! 2 DOUBLE BEDROOM, FIRST FLOOR FLAT WITH REFITTED KITCHEN, SPACIOUS LIVING/DINING ROOM, REFITTED BATHROOM & LARGE PRIVATE GARDEN WITHIN BASSALEG SCHOOL CATCHMENT AREA\***

A beautifully presented, first floor flat situated in the Rogerstone area to the West of Newport within walking distance to all local amenities, bus routes, High Cross/Rogerstone Primary Schools, Bassaleg Comp, Pye Corner train station with direct lines to Cardiff & easy access of Junction 27 & 28 of the M4.

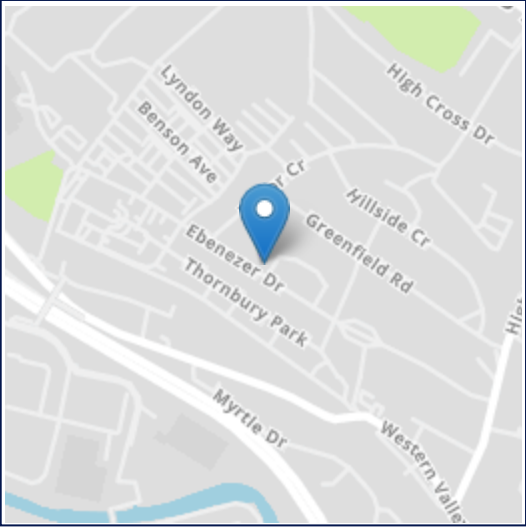
Perfect for first time buyers, in brief the accommodation comprises: To the first floor: An entrance hall with a few steps up to a hallway with doors off to: living/dining room, refitted kitchen, two double bedrooms and refitted bathroom. Outside, to the rear is a storage shed and large private garden with decking seating area.

The property further benefits from having a new gas combi boiler, upvc windows and viewing is highly advised by the agents to truly appreciate this lovely property.

Lease Detaiis - 101 years left.  
Ground Rent - £10 per year.  
Maintenance - £224.88 per year.  
Services:  
Council Tax Band:  
B



# AWAITING FLOORPLAN



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 112 Ebenezer Drive, Newport, NP10 9BY ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_