









117 Sandiford Crescent, Newport, TF10 7QP £115,000

A gem of a property. This newly decorated first-floor flat is just ready to move into. With a fitted kitchen & bathroom the flat has two double bedrooms & a spacious living area. There is also the added benefit of an outdoor terrace area. Viewing is recommended to appreciate this well-appointed flat.

### **Entrance Hall**

Accessed through a part-glazed front door into a welcoming entrance hall, fitted with an intercom system and storage cupboard housing the boiler.

### **Kitchen**

An L-shaped, fitted kitchen of wood-effect units topped with black worksurfaces and white, tiled splashbacks. Benefitting from integrated appliances such as an oven, four-ring gas hob, extractor hood, sunken sink-drainer and a space for an undercounter fridge or washing machine. Added convenience of a good-sized pantry cupboard.

# **Lounge Diner**

Very spacious and bright living room, with a large, glazed window with views to the front of the property. Ample space for both lounge and dining room furniture with a fitted electric feature fireplace. Access to the patio area.

# **Inner Hallway**

Central hall with a handy storage cupboard.

### **Bedroom One**



A well-appointed double bedroom with front-facing views, cream carpet, radiator and central light fitting.

### **Bedroom Two**

A further double bedroom with a large window to the side of the property, cream carpet, radiator and central light fitting.

# **Bathroom**



A good-sized, bright bathroom comprising a fitted bathtub with an overhead mains-fed shower unit, a low-level flush WC and a pedestal basin. White tiles to the splash areas and wood-effect linoleum flooring. Added benefits of a frosted window, radiator and central light fitting.

### **Terrace**

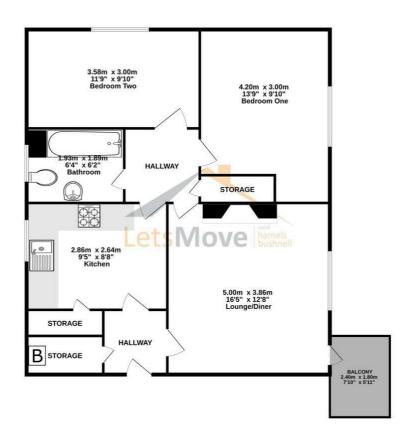
An added bonus feature of this flat is the attached terrace area with views over the front of the building,

### **Outside**



The building has a communal parking area to the rear, as well as a good-sized grassed area shared amongst the residents. There is a fenced area for storing bins and shared washing lines.

### GROUND FLOOR 220.6 sq.m. (2374 sq.ft.) approx.



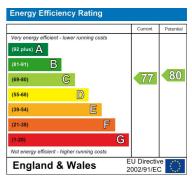
TOTAL FLOOR AREA: 220.6 sq.m. (2374 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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# **Area Map**

# CHETWYND END LOWER BAR Stafford Rd Newport Newport Map data ©2025

# **Energy Efficiency Graph**



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