



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,

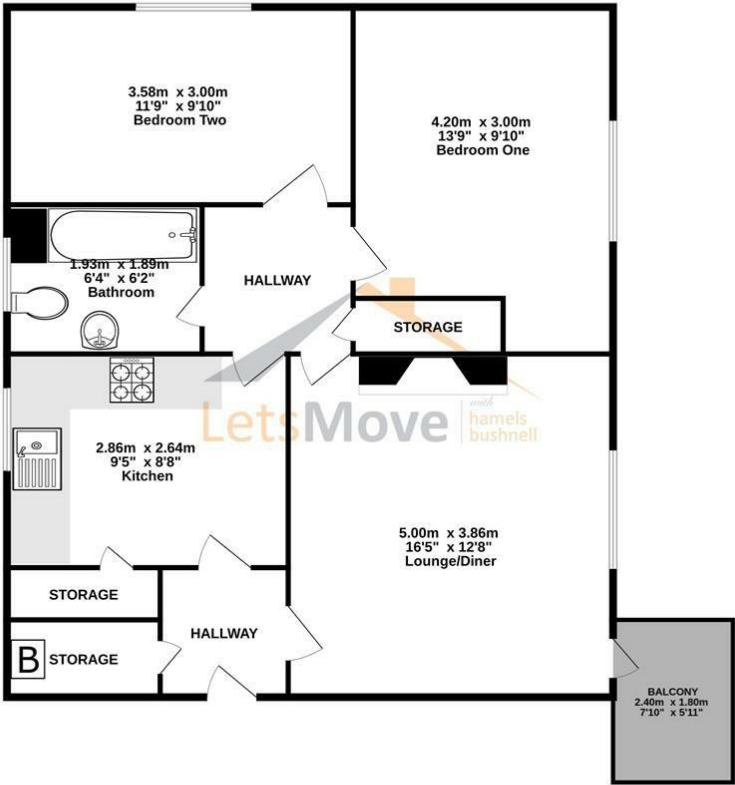
Outside



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.

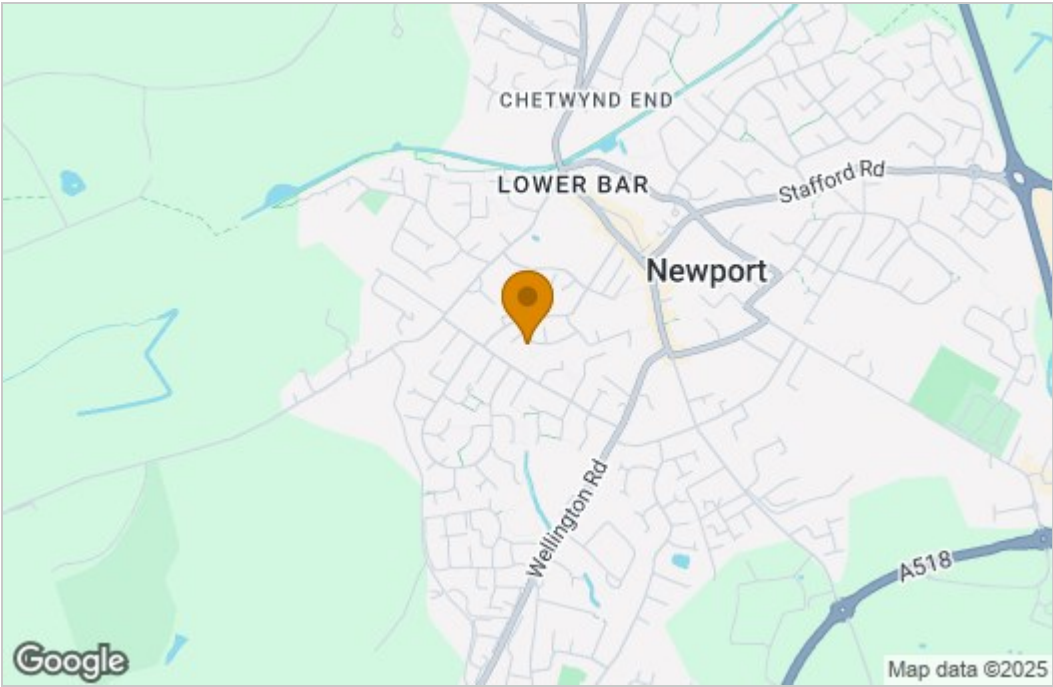
Floor Plan

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

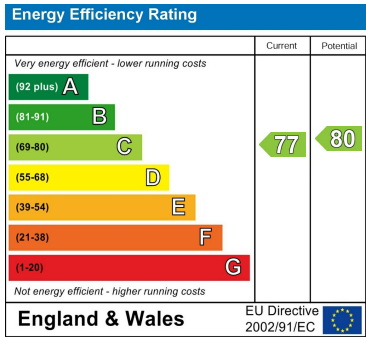


TOTAL FLOOR AREA: 220.6 sq.m. (2374 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph



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