



## Penner Court Ariel Reach

Guide Price £150,000 to £1550,000

- Ground Floor Apartment
- Two Bedrooms
- Master En Suite
- Open-Plan Living Room / Dining Room / Kitchen
- One Allocated Parking Space
- Prime Location
- Modern Residential Area
- EPC Rating: C



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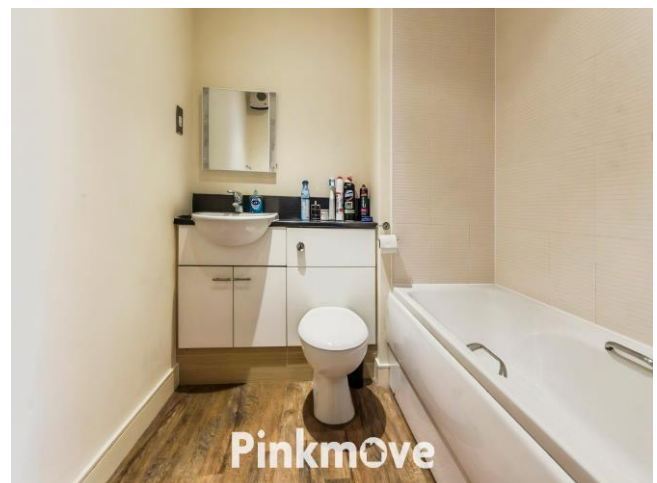
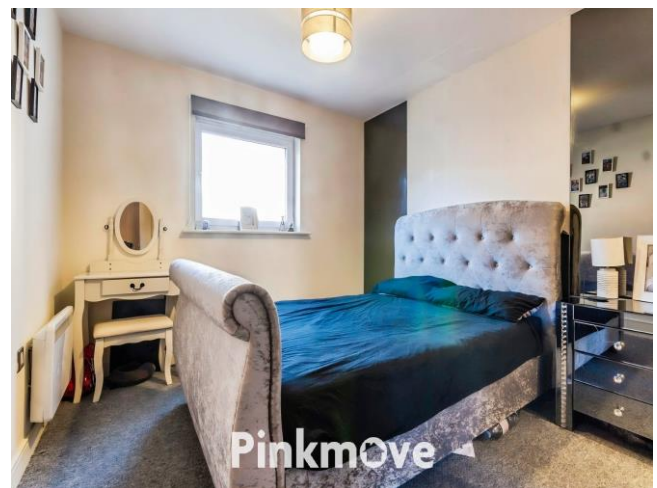
## About the property

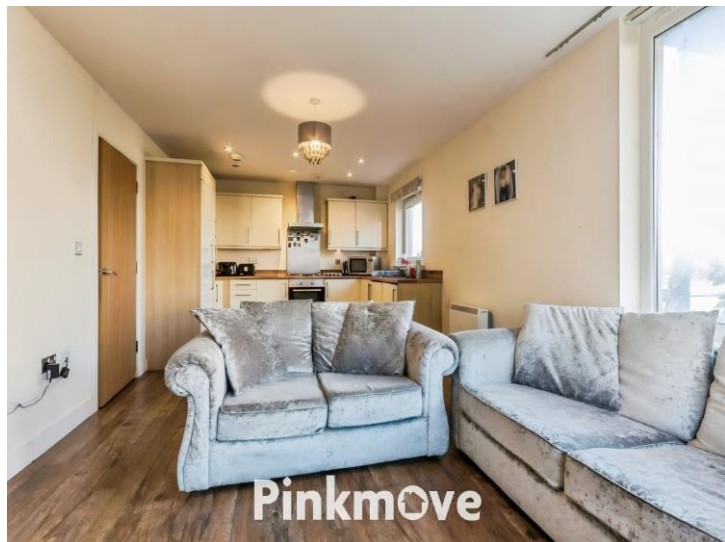
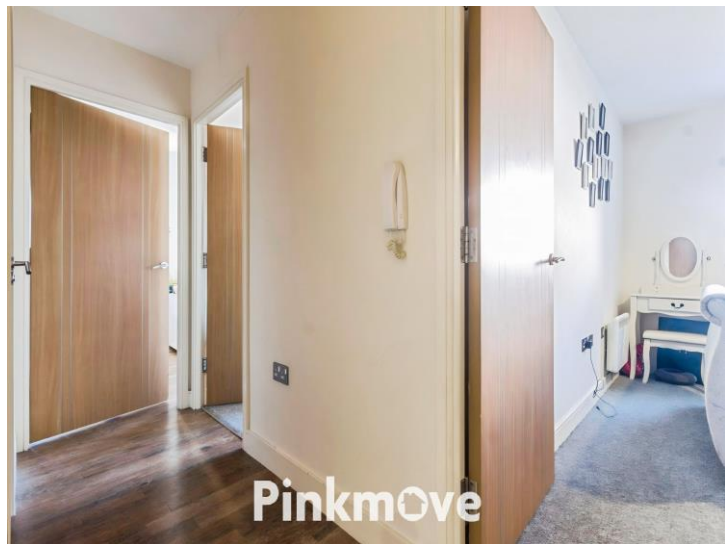
This stylish ground floor apartment is ideally located in Penner Court, a sought-after development on Ariel Close in Newport. Conveniently positioned approximately 1.5 miles from Newport City Centre, residents benefit from easy access to a wide selection of popular shops, restaurants, and entertainment venues.

The property also enjoys excellent transport links, with direct access to the Southern Distributor Road (SDR), offering quick and convenient routes to the M4 motorway—perfect for commuters.

Externally, the apartment includes one allocated parking space, with additional on-street parking available nearby. Internally, the property features a contemporary open-plan layout, combining the lounge, dining area, and kitchen. The kitchen is fitted with integrated appliances and provides ample space for both living and dining furniture.

There are two generously sized bedrooms, both decorated in neutral tones. The master double bedroom benefits from built-in storage and a private en suite shower room. Completing the accommodation is a well-appointed main bathroom featuring a white three-piece suite. This property offers modern living in a prime location and is ideal for first-time buyers, professionals, or investors.





## Accommodation

### Lounge/Diner/Kitchen

22' 2" x 11' 4" ( 6.76m x 3.45m )

### Bedroom 1

10' 6" x 9' 10" ( 3.20m x 3.00m )

### En-Suite

6' 7" x 5' 7" ( 2.01m x 1.70m )

### Bedroom 2

11' 10" x 7' 7" ( 3.61m x 2.31m )

### Bathroom

6' 8" x 6' 6" ( 2.03m x 1.98m )



## Floorplan

### Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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