



## St. Cecilia Court Gold

Guide Price £160,000 - £170,000

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- Family Bathroom and En-Suite to Master Bedroom
- Suntrap Lounge
- Allocated Parking
- Compact Kitchen
- Ideal Location Close to Newport Town Centre
- Excellent Transport Links via Newport Train Station, Bus Station and M4
- EPC Rating: C



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## About the property

This beautifully presented two-bedroom flat in Cecilia Court, situated on the sought-after Gold Tops in Newport, offers bright and comfortable living in a peaceful residential setting just moments from the town centre.

The welcoming lounge enjoys an abundance of natural daylight throughout the day, creating a warm and inviting sunlit space ideal for relaxing or entertaining.

A compact yet modern kitchen provides a practical and stylish area for everyday cooking, while the contemporary family bathroom serves the home with clean and efficient design.

Both bedrooms are generous doubles, with the master bedroom further enhanced by a private ensuite shower room for added convenience.

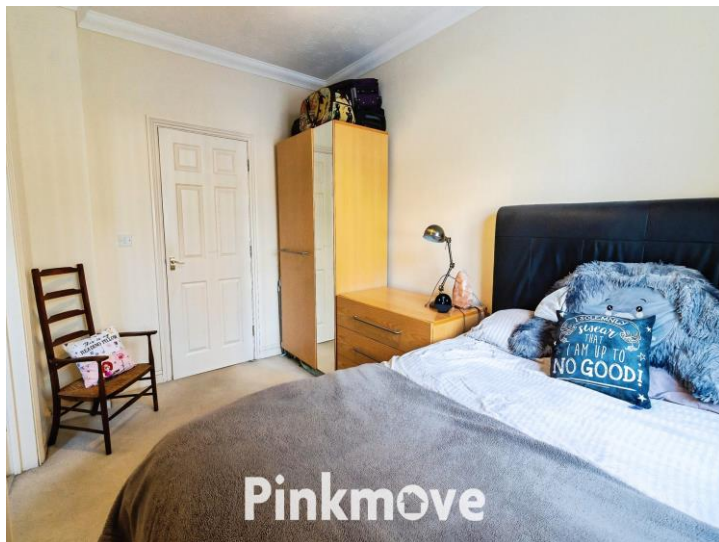
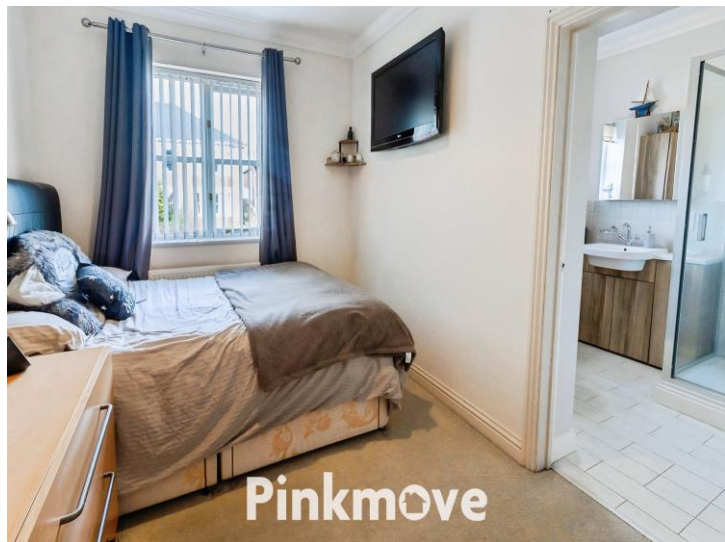
The property benefits from an allocated parking space to the rear, with additional visitor parking available at the front of the development.

Set within a quiet and well-maintained community, residents enjoy the tranquillity of the area while remaining within easy reach of Newport's vibrant town centre, which offers a variety of shops, cafés, restaurants and essential amenities. Local schools are conveniently accessible, making the location suitable for a range of lifestyles.

Excellent transport links are also close by, with Newport Train Station offering direct routes to Cardiff, Bristol and London, and major road networks including the M4 easily reachable for commuters.







## Accommodation

### Lounge/Diner

15' 1" x 15' 9" ( 4.60m x 4.80m )  
Max Measurements

### Kitchen

9' 7" x 7' ( 2.92m x 2.13m )

### Bathroom

9' 1" x 6' 6" ( 2.77m x 1.98m )

### Bedroom 1

12' 6" x 8' 3" ( 3.81m x 2.51m )

### En-Suite

6' 11" x 6' 3" ( 2.11m x 1.91m )

### Bedroom 2

12' 3" x 8' 4" ( 3.73m x 2.54m )

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## Floorplan



Total area: approx. 65.3 sq. metres (702.4 sq. feet)  
**Flat 6, St Cecilia Court**

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