

## 5 Cwrt Maes Y Llyn, Newport, NP20 4AF

We are pleased to offer this well presented two bedroom ground floor apartment. The property is centrally located in the sought after west side of Newport. The property is ideally suited to an investor as the property is currently being let with an income of £895 pcm. An internal viewing is recommended.

Benefits include - 2 bedrooms, master bed en-suite, bathroom, reception hallway, lounge/dining room/kitchen and underfloor heating. The apartment benefits from electric gates, security access to the building. There is allocated parking.

**Price £155,000**

# 5 Cwrt Maes Y Llyn

, Newport, NP20 4AF



## Location

The property is centrally located in Newport with the convenience of the Town Centre and Railway Station within walking distance. There are road links to the M4, Cardiff and Bristol.

## Communal Entrance Door

Into hallway, leading to the personal entrance door.

## Entrance Door

Laminate flooring, built in cupboard housing boiler. Doors leading off to; Lounge/Dining room/Kitchen, Bedrooms and bathroom.

## Lounge/Dining Room

21'11 x 9'4 (6.68m x 2.84m)

The lounge/ Dining room is open plan and L shaped leading to the kitchen.

Space for table and seating, laminate flooring, two UPVC double glazed windows. Open through to Dining area and kitchen.

## Dining Area/ Kitchen

Space for table and seating, laminate flooring,

## Kitchen

Eye level kitchen cupboards, rolled top worktops with cupboards under. 4 ring ceramic hob, electric oven under and extractor fan over. Stainless Steel sink with cupboard over., splash back tiled walls. Space for washing machine and dishwasher, laminate flooring.

## Bathroom

Panelled bath with shower attachment and shower screen. Low level WC, wash hand basin with mixer taps, tiled walls, and flooring, Xpelair.

## Bed 1

10'10 x 9'5 min by 12'7 max (3.30m x 2.87m min by 3.84m max)

UPVC double glazed window, laminate flooring, fitted built in wardrobe. Door leading to the ensuite.

## Ensuite

Step in shower cubicle, fitted shower, low level WC, wash hand basin, fitted flooring, tiled walls and flooring, Xpelair.

## Bed 2

12 x 8'5 (3.66m x 2.57m)

Double Glazed window, laminate flooring.

## Outside

Electric gates leading to allocated parking, communal area for bins.

## Agents Notes

Leasehold 111 years remaining.

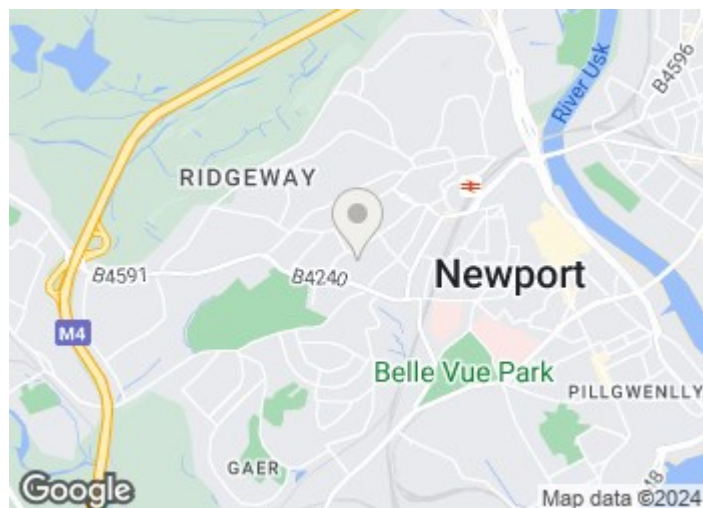
Ground rent £170 per annum

Service Charge £1,700 per annum.

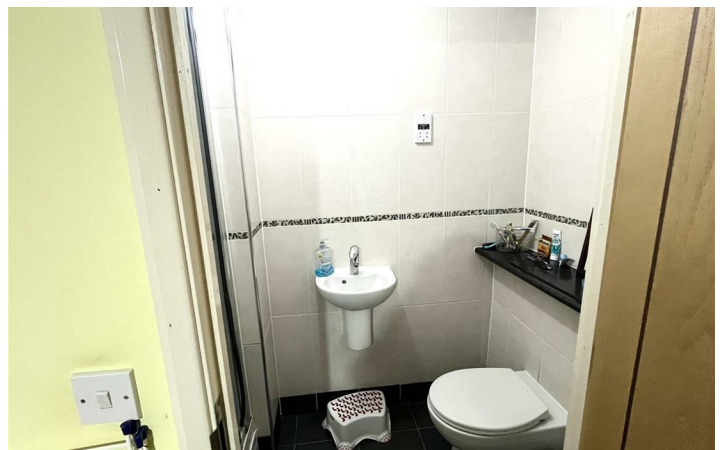
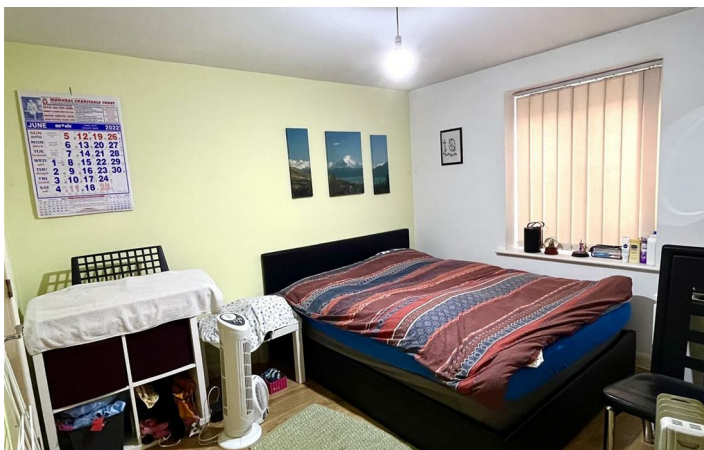
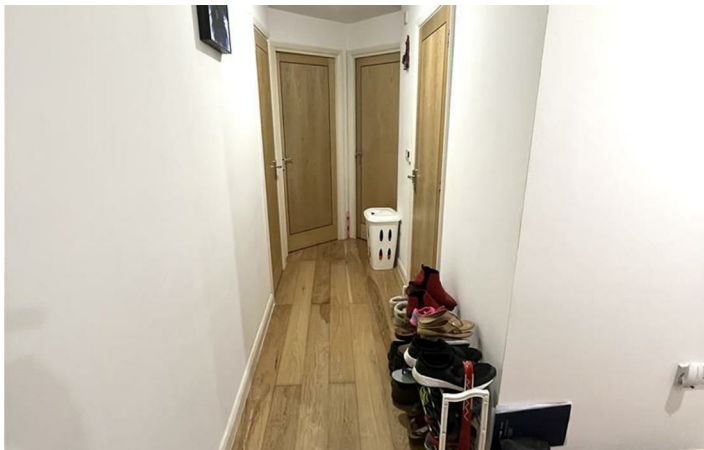
Includes building insurance.

To be verified by solicitors.

We have been advised the vendor is a relative to the agent.

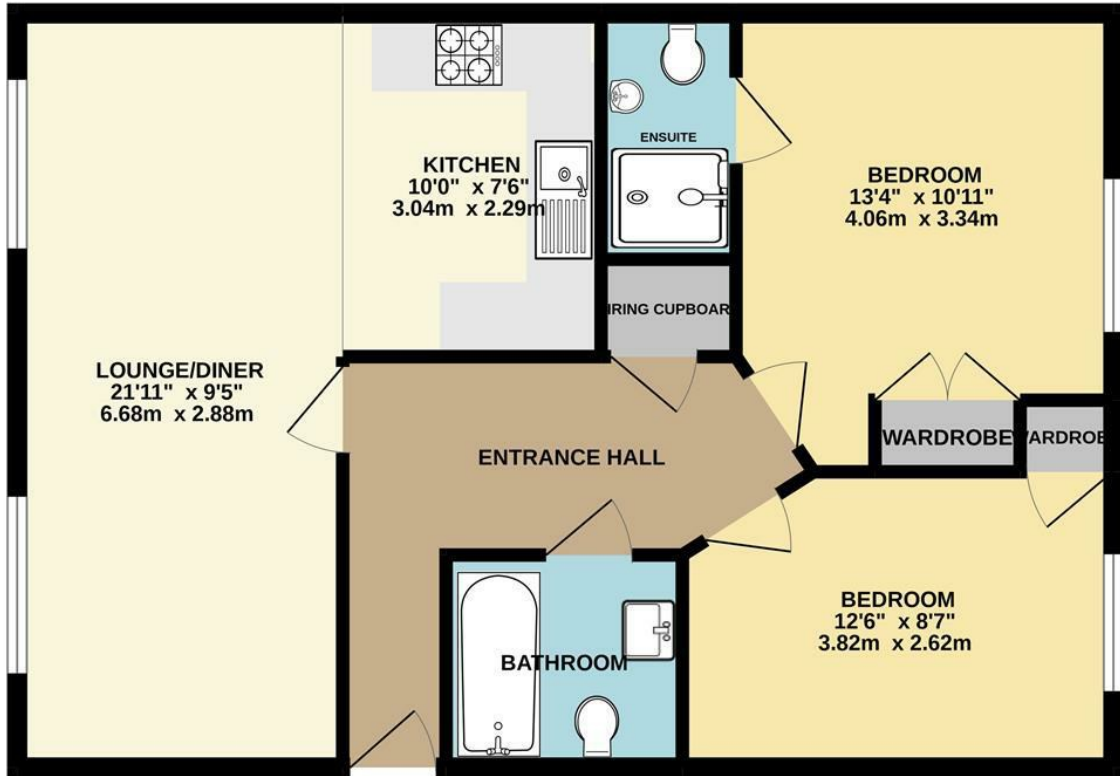


## Directions



# Floor Plan

GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating scale (A-G):

- A (92-100): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):

- A (92 plus): Very environmentally friendly - lower CO<sub>2</sub> emissions
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC