



56b Woodland Road Newport



STUNNING TWO BEDROOM GROUND FLOOR GARDEN FLAT

- STUNNING GROUND FLOOR GARDEN FLAT WITH OWN ENTRANCE
- TWO BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/LOUNGE/DINER
- LOVELY ENCLOSED COURTYARD GARDEN
- NEWLY FITTED GAS BOILER SERVICING UNDERFLOOR HEATING
- NEW KITCHEN FEATURING INTEGRATED APPLIANCES
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- NO ONWARD CHAIN

Chain Free £190,000



CARDIFF

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NEWPORT

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Woodland Road, NP19 8LT

Introduction

A fantastic and rare opportunity to purchase this stunning ground floor garden flat on Woodland Road benefitting from it's own entrance and being within close proximity to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway, providing an easy commute to neighbouring cities.

As you enter the flat via it's own door, you are welcomed into the hallway which leads off to two bedrooms, a stylish bathroom featuring shower cubicle and Jacuzzi bath, then the impressive open plan kitchen/lounge/diner with integrated appliances. Double doors lead out to a private, enclosed decked garden with side access leading to the front where there are two allocated parking spaces.

Viewing really is essential to appreciate what this stunning flat has to offer!

Tenure

Freehold. We are advised that the lease is 999 years from October 2007 and there will be a charge of approximately £50 per month for service charge

Council tax

Band B

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



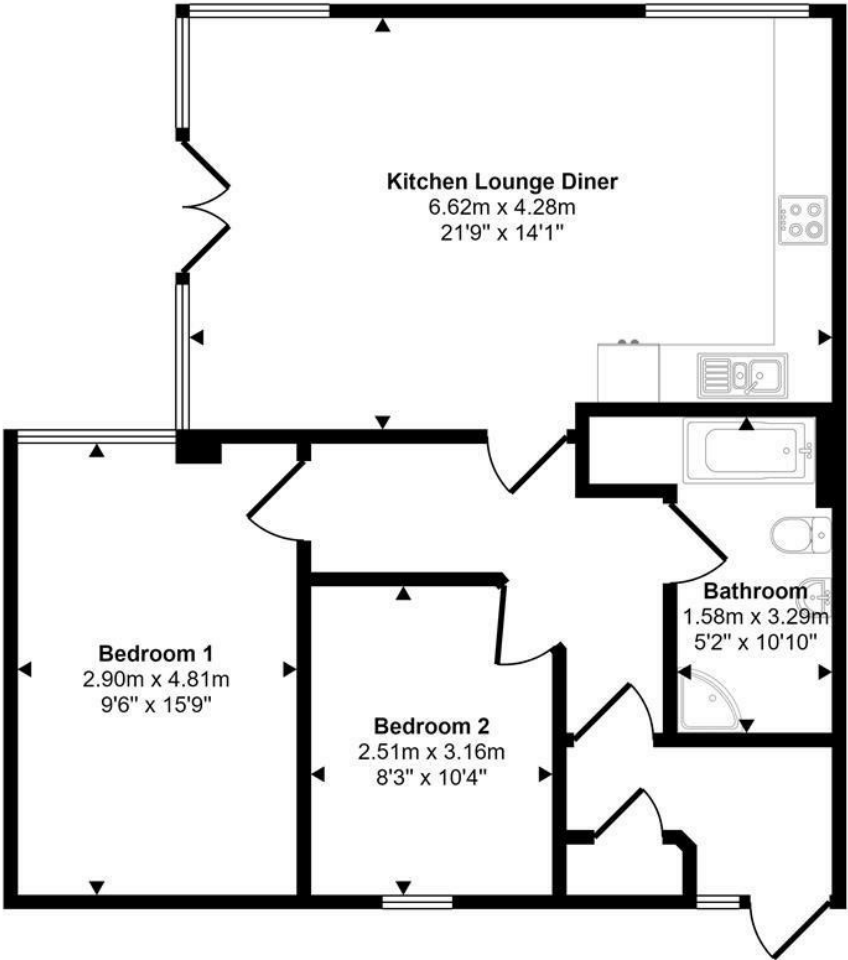
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
70 sq m / 751 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.