

**62 Beatty Road
Newport**



TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN

- NO ONWARD CHAIN
- TWO BEDROOM GROUND FLOOR FLAT
- FRONT GARDEN AND SMALL REAR COURTYARD
- INDIVIDUAL ENTRANCE
- LOUNGE/DINER WITH SEPARATE KITCHEN
- MODERN GAS COMBINATION BOILER
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO AMENITIES
- CLOSE TO ROAD LINKS
- REQUIRES MODERNISATION

Chain Free £75,000



CARDIFF

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NEWPORT

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Beatty Road, Newport, NP19 9GY

Introduction

A fantastic opportunity to purchase this spacious ground floor flat situated in Ringland, offered for sale with no onward chain and benefitting from easy access to amenities and main road links. Within walking distance there are local shops, bus stops and schools as well as easy access onto the M4 motorway.

The flat features its own entrance door which leads in to the hallway with doors off to two bedrooms, bathroom, kitchen and a lounge/diner. Outside, there is a good sized front garden and, to the rear, a small courtyard with store shed.

The flat would benefit from modernisation however it has uPVC double glazing and a newly fitted gas combination boiler.

Council tax

Band B

Tenure

Leasehold. We are advised there are 87 years remaining on the lease and that the fee from April 2024 to March 2025 was £280


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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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