



## Cardiff Road offers in the region of £80,000

- No Onwards Chain
- Sold with Sitting Tenant
- Council Tax Band A
- Popular Location
- Close to Local Amenities
- Low Maintenance
- EPC Rating: E





## About the property

This one bedroom, ground floor apartment situated within a highly convenient area of Newport. The property is within close proximity to a wide range of facilities and amenities along with being on public transport links and main road networks, making it ideal for commuting.

Access in to the building is via a secure, communal entrance. Accommodation first comprises of an entrance, living area, fitted kitchen, double bedroom and bathroom.

Call Newport Peter Alan today to book your viewing.



## Accommodation

### Entrance Hallway

Enter via secure front door, doors leading into

### Kitchen

12' 9" x 11' 11" ( 3.89m x 3.63m )  
Bay Window to front, Fitted kitchen with inset stainless steel sink and integrated oven and hob. Space for electrical appliances

### Bedroom

9' 11" x 9' 4" ( 3.02m x 2.84m )  
Windows to front, radiator and fitted carpet

### Shower Room

Window to rear, Low Level WC, Wash hand basin and shower cubicle.

## Floorplan

### Ground Floor



This is inaccurate. For visual pleasure only  
Plan produced using PlanUp.

## 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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