



# Lighthouse Park, St. Brides Wentlooge Newport

£120,000

- NO CHAIN
- Over 55s Only
- Garage
- Brilliant size plot
- EPC Rating: Exempt



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## About the property

Offered for sale is this well-presented two-bedroom detached park home, which has been maintained in good condition throughout. Situated in a sought-after location renowned for its convenient public transport links, access to green spaces, and delightful walking routes, this property is ideal for those seeking a peaceful lifestyle with excellent connectivity.

The accommodation comprises a generously proportioned reception room, benefitting from large windows that invite an abundance of natural light and provide pleasant views over the surrounding area. The modern kitchen also enjoys plenty of natural light, creating a bright and airy environment perfect for meal preparation and informal dining.

The home features two double bedrooms, both equipped with built-in wardrobes that offer ample storage solutions while maximising available floor space. This thoughtful design ensures a clutter-free and comfortable living experience for residents.

Set within a well-regarded development for over 55's, the property delivers a sense of community and security for those looking to enjoy their later years in comfort. The council tax band A offers an added benefit of low ongoing costs. This detached park home offers an excellent opportunity for buyers seeking a relaxing retreat that remains close to essential amenities and recreational pursuits. Early viewing is highly recommended to fully appreciate what this property has to offer.

## 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.

## Accommodation

### Kitchen

10' 5" x 9' 5" ( 3.17m x 2.87m )

### Living/Dining

11' 5" x 19' 4" ( 3.48m x 5.89m )

### Bedroom 1

9' 8" x 9' 8" ( 2.95m x 2.95m )

### Bedroom 2

10' 5" x 9' 5" ( 3.17m x 2.87m )