



## Swan Crescent, £140,000

- NO CHAIN
- Allocated parking
- Open plan Living/Kitchen area
- Popular location
- Council tax band C
- EPC Rating: B



2 1 1



## About the property

Situated in a convenient and popular location is this spacious, bright & airy two bedroom apartment. Within walking distance to all local amenities, shops, restaurants, café, gyms, Newport Railway Station & with easy access to the M4 making it perfect for commuting.

This lovely apartment offers well-planned living accommodation briefly comprising: Communal entrance via electronic intercom. As you enter the apartment you are greeted with a beautifully presented hallway, spacious open-plan Lounge/Dining/Kitchen area, 2 Double Bedrooms and Family Bathroom.

The property further benefits from having on street parking and allocated parking. Viewing comes highly advised by the agents to fully appreciate what this superb apartment has to offer.

Call Peter Alan Newport today to book your viewing.





## Accommodation

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

### Kitchen / Lounge Area

17' 11" x 14' 11" ( 5.46m x 4.55m )

### Bedroom 1

11' 5" x 9' ( 3.48m x 2.74m )

### Bedroom 2

9' x 8' 11" ( 2.74m x 2.72m )

### Bathroom

7' 10" x 5' 11" ( 2.39m x 1.80m )

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## Floorplan

## 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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