



14 Alicia Close, Newport, NP20 2FH

£1,075 Per Month

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Introduction to Alicia Close Duplex Apartment

Located in the serene surroundings of Alicia Close, Newport, this duplex apartment offers a unique blend of comfort and convenience. It's an inviting home perfect for families or professionals seeking a balance between city life and tranquil living spaces.

First Floor Features

Upon entering, you are greeted by a welcoming entrance hall that leads into a bright and airy living room, perfect for relaxation and family time. The living room flows seamlessly into a well-equipped kitchen, which boasts modern fittings and ample storage space. A convenient cloakroom is also located on this floor, adding to the practical layout of the apartment.

Lower Ground Floor Comfort

The lower level of the apartment houses three generously sized bedrooms, providing private and peaceful retreats for all family members. The master bedroom is particularly appealing with its own en-suite shower room, offering privacy and comfort. Additionally, a family bathroom serves the remaining bedrooms, well-appointed with modern fixtures and finishes.

Outdoor Living

One of the highlights of this property is its charming rear garden. Whether you're gardening, entertaining, or simply enjoying a quiet moment outdoors, this space provides a perfect extension of your living area.

Parking and Utilities

Residents will benefit from a dedicated parking space, ensuring convenience and security for vehicle owners. The apartment's partly UPVC double-glazed windows enhance insulation, while efficient gas central heating ensures your home is warm and welcoming throughout the year.

Neighbourhood Charm

Alicia Close is situated in a friendly neighborhood, with easy access to local shops and essential amenities. The proximity to Newport City Centre means that residents have a variety of shopping, dining, and entertainment options just a short walk or drive away.

Excellent Transport Links

For those commuting to Cardiff, Bristol, or beyond, the apartment's location offers excellent transport links. Easy access to the M4 and nearby train stations makes it feasible to commute efficiently, making this home ideal for professionals working in the city but wishing for a quieter home environment.

A Place to Call Home

This duplex apartment in Alicia Close not only provides comfortable living spaces but also offers the convenience and charm of suburban Newport. With its array of features and prime location, it's a perfect place to call home. Whether you're starting a family, relocating for work, or simply looking for a peaceful retreat close to the city, this property meets all your needs with style and ease.

Entrance Hall

Enter via UPVC door, newly carpeted flooring, smooth walls, smooth ceiling, two wall mounted radiators, built-in double storage cupboard housing boiler and fuse board, doors leading to the living room, kitchen and cloakroom, stairs leading to the ground floor, window to front aspect.

Living Room

12'0" x 16'1" max (3.67m x 4.92m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, two wall mounted double panelled radiators, white UPVC window to rear aspect, white UPVC double glazed French patio doors with a Juliet balcony and windows to either side overlooking the River Usk.

Kitchen

5'5" x 10'7" (1.66m x 3.25m)

Enter via white wooden door, kitchen comprising of a range of base, eye level and drawer units with matching complimentary roll edge wood effect worktops, stainless steel one and a half bowl sink with draining board and mixer tap, built-in electric oven with four ring gas hob and overhead extractor unit, integral fridge/freezer and washer dryer, wood effect cushion flooring, smooth walls, smooth ceiling with extractor fan.

Cloakroom

Enter via white wooden door, cloakroom comprising of a white

two-piece suite consisting of low-level water closet and wall mounted corner wash hand basin with mixer tap, wood effect cushion flooring, smooth walls with tiled splashbacks, smooth ceiling with extractor fan, wall mounted double panelled radiator.

Ground Floor Landing

Accessed via carpeted stairs with a wall-mounted handrail from the first floor, carpeted landing area, smooth walls, smooth ceiling, wall mounted radiator, built-in under-stairs storage cupboard, doors leading to all three bedrooms and the family bathroom.

Bedroom One

12'7" x 16'1" max (3.85m x 4.91m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted double panelled radiator, built in double wardrobe with sliding mirrored doors, white UPVC double glazed window to rear aspect, white UPVC fully glazed door to rear garden, door leading to en-suite shower room.

En-Suite Shower Room

Enter via white wooden door, en-suite comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and mixer tap and walk-in shower cubicle with wall mounted power shower, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted radiator.

Bedroom Two

7'8" x 9'7" max (2.36m x 2.94m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Bedroom Three

6'1" x 8'10" max (1.87m x 2.71m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Family Bathroom

7'0" x 9'0" max (2.15m x 2.75m max)

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low-level water closet, pedestal wash basin with mixer tap and panelled bath with shower mixer attachment, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted panelled radiator.

Rear Garden

Small garden to the rear with a paved footpath, lawn and gravel area, wooden fencing to boundaries.

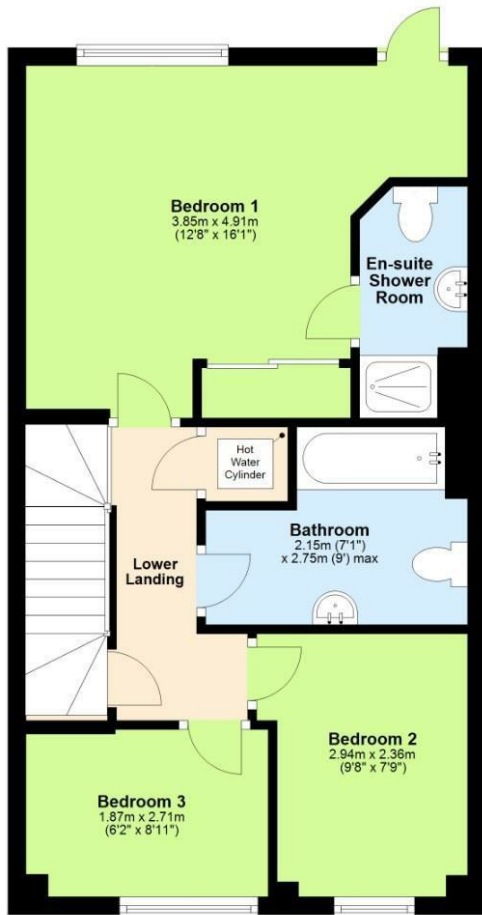
Parking

There is an allocated parking space to the front of the property.

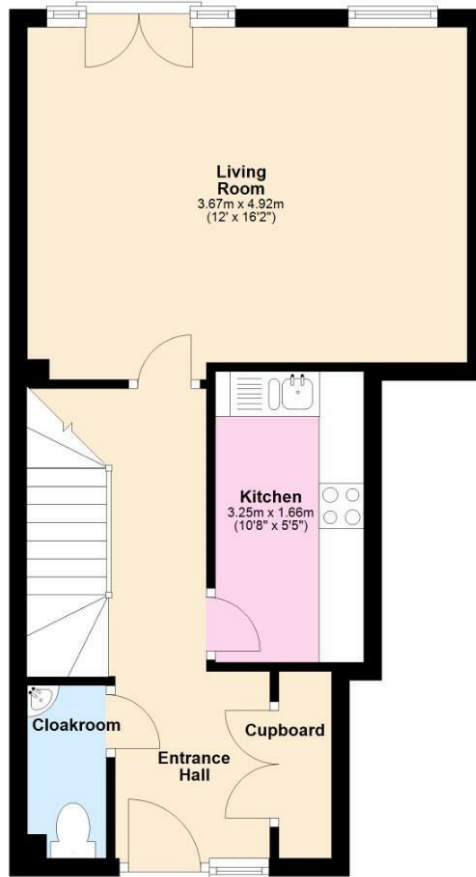
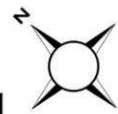




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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