



## Monnow Way

**Guide Price £100,000 - £110,000**

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- Two Double Bedroom
- Private Balcony
- Spacious Lounge/Diner Offering Comfortable Living Space
- Excellent Transport Links for Commuters
- Conveniently Located Close to Local Shops, Schools and Amenities
- EPC Rating: Awaited



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## About the property

Located in a popular residential area of Newport, this well-presented two double bedroom flat offers spacious and practical living accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The property comprises an entrance hall with access to a private balcony, providing the perfect space to relax and enjoy the outdoors. The generous lounge/diner offers ample room for both living and dining furniture, creating an ideal setting for everyday living and entertaining. The fitted kitchen provides a range of storage units and work surfaces, while the bathroom serves the accommodation.

Both bedrooms are well-proportioned doubles, offering plenty of space for furnishings and storage. The private balcony adds valuable outdoor space and further enhances the appeal of the property.

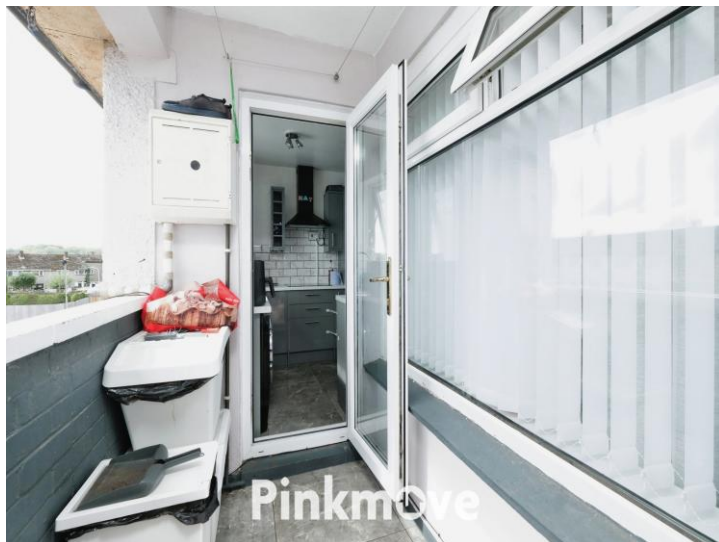
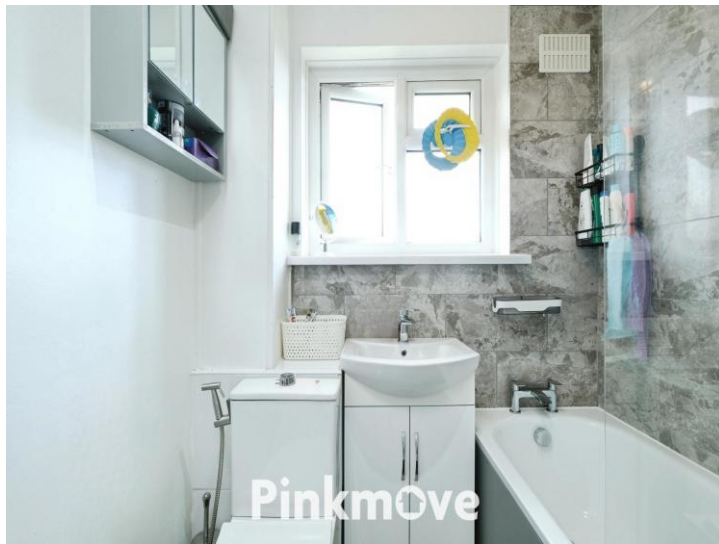
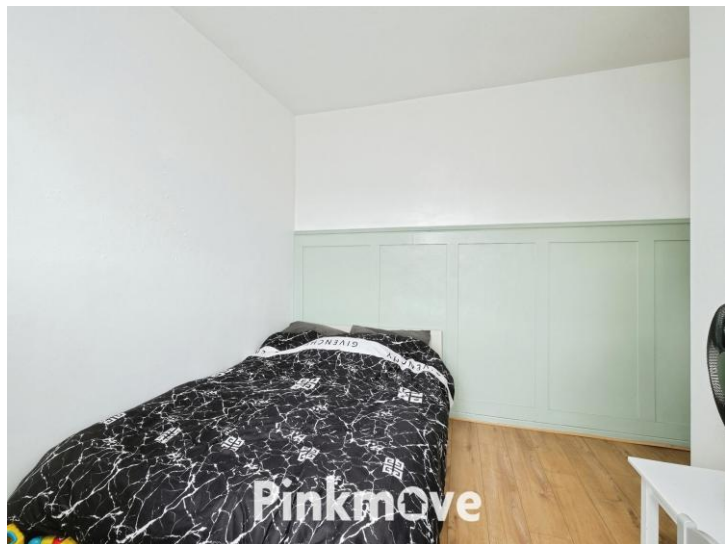
Conveniently located close to local shops, schools, and everyday amenities, the property also benefits from excellent transport links and easy access to major road networks, making it particularly attractive to commuters.



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## Accommodation

### Living Room

14' 7" x 11' ( 4.45m x 3.35m )

### Kitchen

10' 3" x 8' 7" ( 3.12m x 2.62m )

### Bedroom 1

13' 1" x 12' 6" ( 3.99m x 3.81m )

### Bedroom 2

13' 6" x 8' 4" ( 4.11m x 2.54m )

### Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Bathroom

6' 11" x 6' 6" ( 2.11m x 1.98m )

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## Floorplan



Total floor area 73.6 sq.m. (792 sq.ft.) approx

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## Important Information

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