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Ariel Reach

Guide Price £125,000 to £135,000

- Allocated Parking
- Spacious Living Space
- Family Bathroom
- Prime Location Close to Schools, Shops and Amenities
- Excellent Transport Links
- EPC Rating: C



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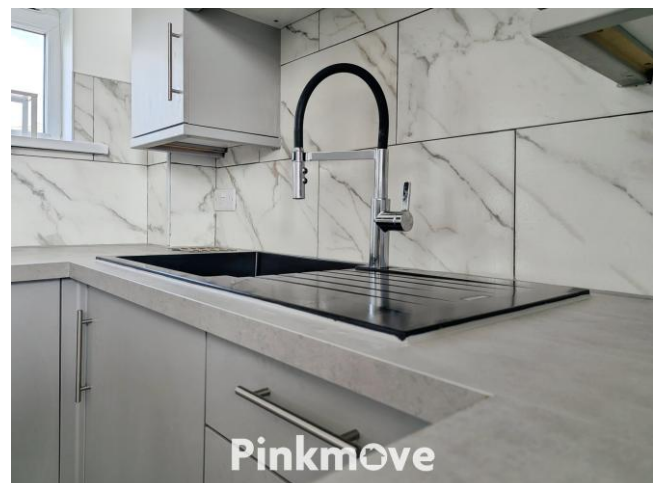
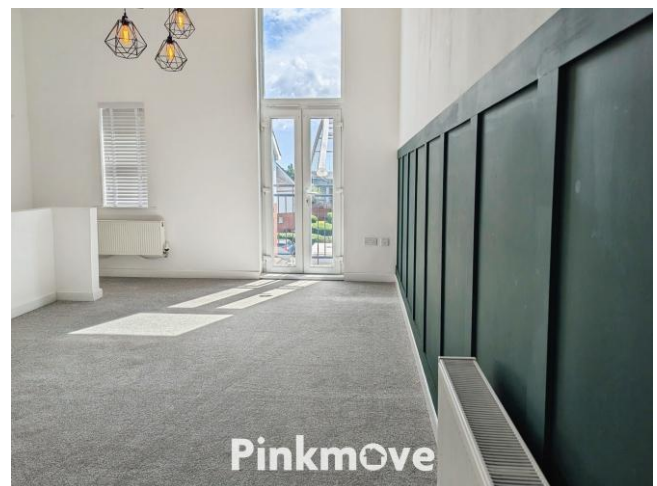


About the property

This delightful two-bedroom maisonette in Ariel Reach, Newport offers a modern and versatile living space in a highly convenient location.

On the ground floor, you'll find two adaptable bedrooms that can serve as comfortable sleeping quarters or flexible home office spaces, along with a well-appointed family bathroom. Upstairs, the property opens into a spacious, light-filled reception area with an inviting open-plan layout. The cozy kitchen is seamlessly integrated, creating the perfect setting for both everyday living and entertaining.

Ariel Reach is part of the sought-after Alexandra Gate development, known for its riverside walks and proximity to Newport City Centre. Residents benefit from excellent transport links, with Newport railway station just over a mile away, providing direct connections to Cardiff, Bristol, and London. The M4 motorway is easily accessible via the Southern Distributor Road, making commuting straightforward. The area is well-served by local amenities, including convenience stores, supermarkets, and Newport Retail Park for shopping. Families will appreciate the choice of nearby schools such as St Andrew's Primary and St Patrick's R.C. Primary, both within walking distance. For leisure, the vibrant city centre offers a range of restaurants, cafes, and cultural attractions, while outdoor enthusiasts can enjoy scenic riverside paths and cycling routes.





Accommodation

Reception Room/ Kitchen

14' 2" x 19' 2" (4.32m x 5.84m)

Bedroom 1

10' 1" x 9' 7" (3.07m x 2.92m)

Max Measurements

Bedroom 2

7' 11" x 9' 3" (2.41m x 2.82m)

Bathroom

5' 11" x 5' 9" (1.80m x 1.75m)

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.

Floorplan

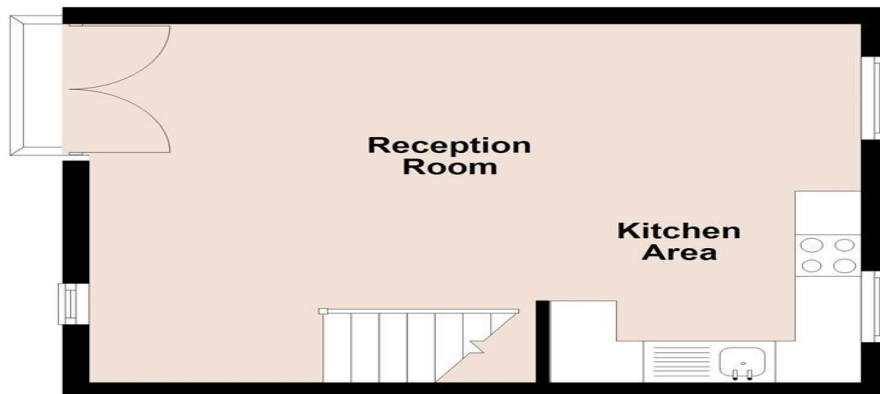
Ground Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Total area: approx. 50.5 sq. metres (544.0 sq. feet)

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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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