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## Cwrt Maes Y Llyn

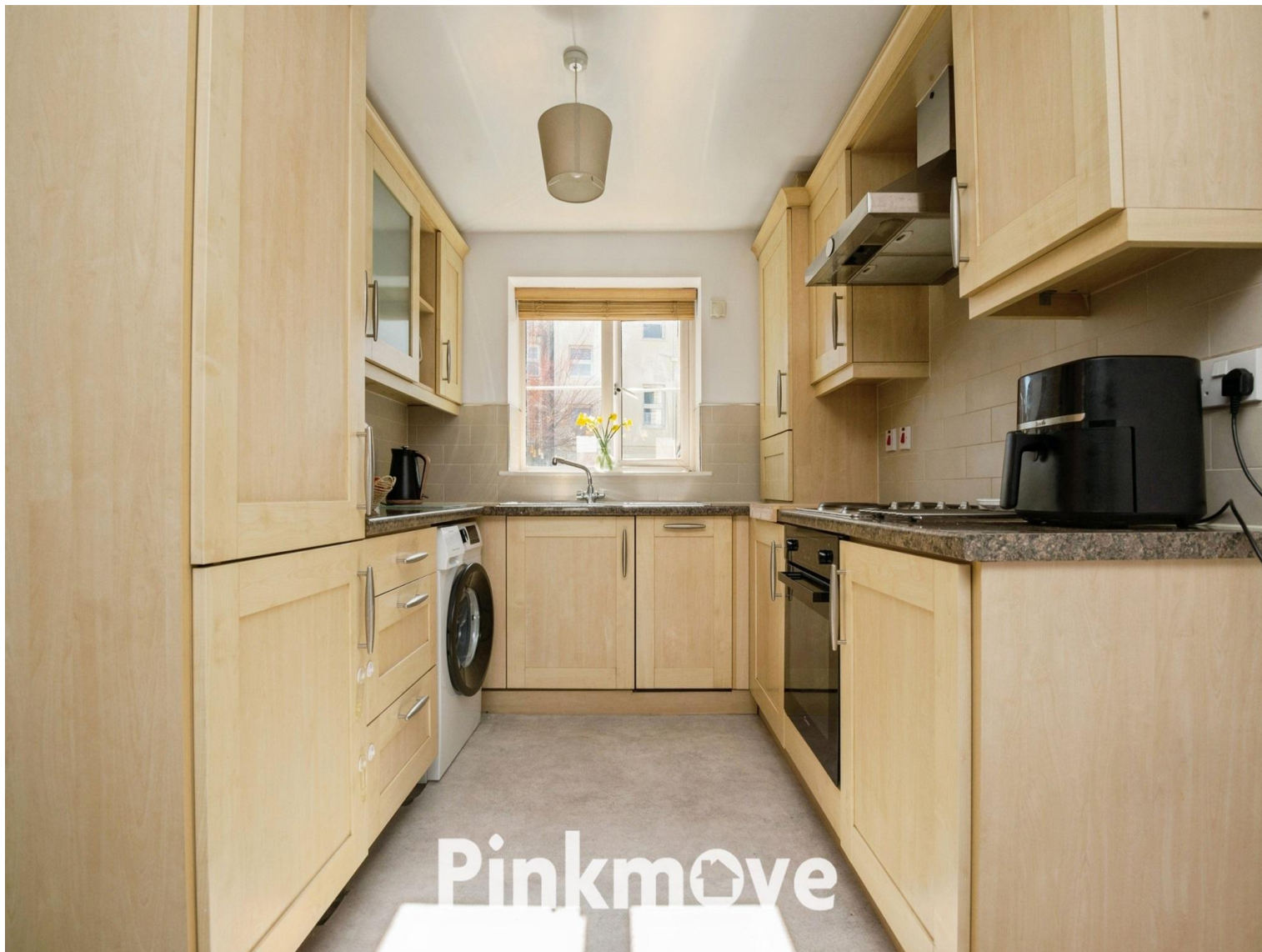
Guide Price £125,000 to £130,000

- Prime Location
- Open Plan Living
- Parking
- Two Double Bedrooms
- EPC Rating: B



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## About the property

This well-presented two-bedroom first-floor flat is situated in the highly sought-after Cwrt Maes Y Llyn development in Newport, offering a convenient location close to local amenities and excellent public transport links.

The property features a welcoming hallway leading into a spacious open-plan living/dining area, providing an ideal setting for everyday living and entertaining. The adjoining kitchen is well-appointed and practical, offering ample storage and worktop space.

There are two generous double bedrooms, giving flexibility for a guest room, home office or nursery, and the accommodation is completed by a well-maintained family bathroom.

Further benefits include an allocated parking space—a valuable feature in this location—and additional visitor parking within the development.

This impressive flat offer comfort, convenience and excellent access to local facilities, making it an ideal choice for first-time buyers, downsizers or investors. Viewing is highly recommended.





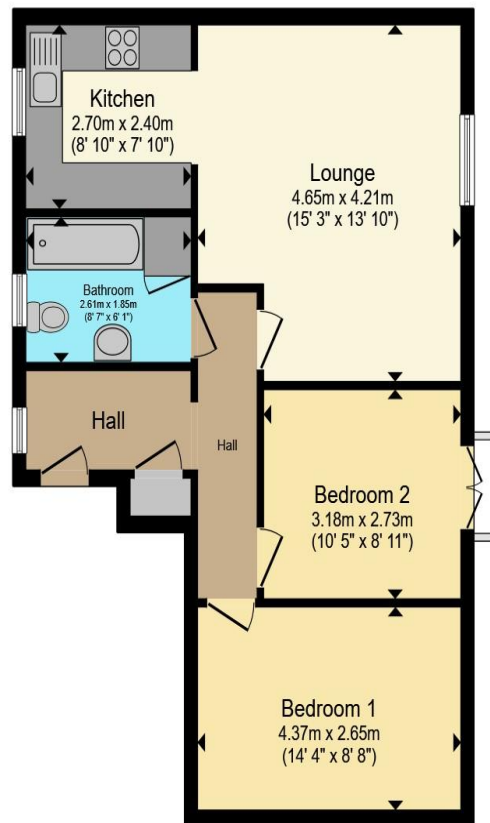
**Accommodation**

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## Floorplan



**Floor Plan**

Total floor area 60.9 sq.m. (656 sq.ft.) approx

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