



13 Waunfawr Gardens, Newport NP11 7AJ

£160,000

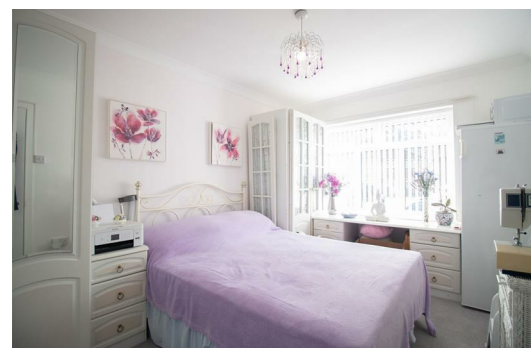
****WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT****

Nestled in the charming area of Waunfawr Gardens, Cross Keys, Newport, this delightful purpose-built flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. Featuring a good size fitted kitchen and well-appointed bathroom, ensuring that all your daily needs are met with ease.

Located in a tranquil neighbourhood, this property benefits from a sense of community while still being within easy reach of local amenities. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle into a lovely area. Whether you are a first-time buyer, downsizing or seeking a rental investment, this property is certainly worth considering.

Tenure: We are advised Leasehold
EPC: C
Council Tax Band: B



Entrance Hall

New UPVC double glazed front door, plastered walls and ceiling, carpet to floor, radiator, power points.

Reception Room

13'9" x 13'0" (4.21 x 3.97)

UPVC double glazed bay window to front, plastered walls and ceiling, electric wall mounted fire place, carpet to floor, radiator, power point.

Kitchen

9'6" x 9'11" (2.90 x 3.03)

New UPVC double glazed door to rear, UPVC double glazed windows to rear and side, matching base and wall units, roll edge worktop, integrated fridge freezer, cream sink and a half with drainer and mixer tap, tiled floor and splash back, plastered walls and ceiling, radiator, power points.

Bedroom 1

13'0" x 12'0" (3.97 x 3.66)

UPVC double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 2

9'8" x 13'0" (2.95 x 3.97)

UPVC double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

Bathroom

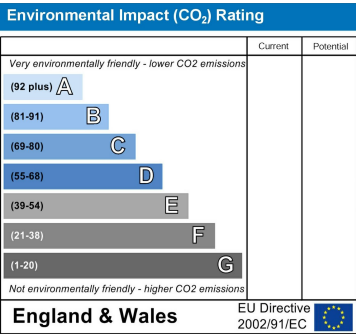
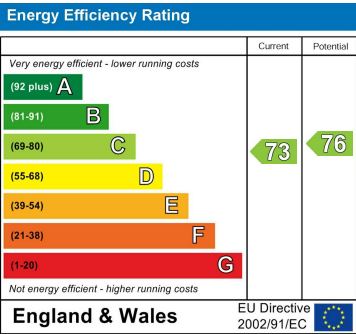
5'5" x 7'10" (1.66 x 2.40)

UPV double glazed obscured window to rear, panel bath, vanity hand wash unit, low level w/c, walls half tiled and plastered, ceiling plastered, tiled floor, radiator.

External

To Front: Pathway, well maintained grass lawn area, small shrubbery.

To Rear: Paved patio area, well maintained grass lawn area, flower bed, small shed.



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