



# Flat 1

Pyle Street | | Newport | PO30 1UJ

Asking Price £113,000



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Welcome to this charming flat located on Pyle Street in Newport. This well-appointed property features a comfortable reception room, two inviting bedrooms, and a modern bathroom, making it ideal for individuals or small families. Spanning 538 square feet, the flat offers a practical layout that maximises space and functionality. With its convenient location, you will find yourself close to local amenities and transport links, ensuring easy access to everything Newport has to offer. This flat presents a wonderful opportunity for those seeking a stylish and manageable living space in a vibrant area.

- GOOD SIZED TWO BEDROOM FLAT
- GOOD SIZED BATHROOM
- VERY CLOSE TO AMENITIES
- PERFECT FOR FIRST TIME BUYERS
- SPACIOUS RECEPTION ROOM
- LOCATED ON PYLE STREET
- EASY ACCESS TO TRANSPORT

## Entrance Hall

4'2" x 6'7" (1.26 x 2.0)

## Main Hall

11'1" x 9'6" (3.37 x 2.89)

## Living Room

14'6" x 10'6" (4.43 x 3.21)

## Kitchen

7'9" x 9'2" (2.36 x 2.79)

## Bathroom

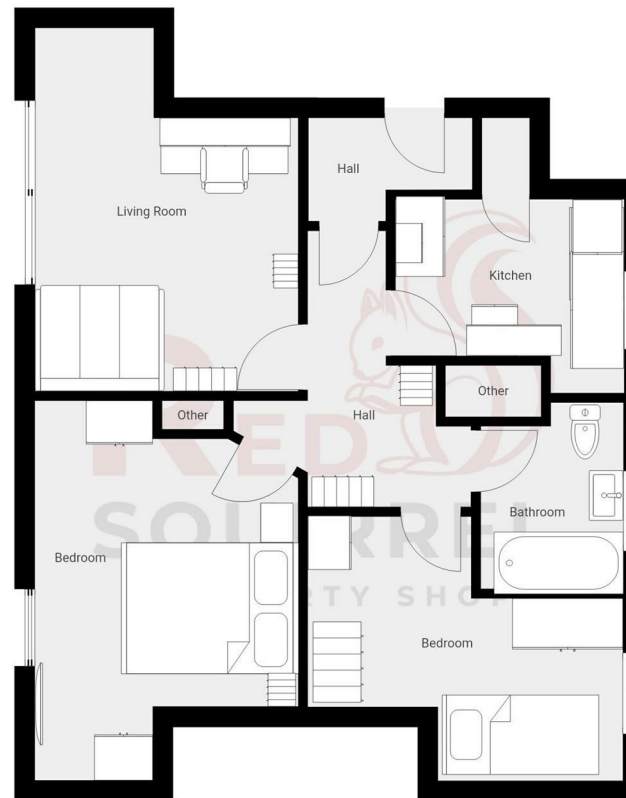
7'5" x 5'9" (2.27 x 1.74)

## Bedroom

15'2" x 10'6" (4.63 x 3.21)

## Bedroom 2

10'7" x 12'7" (3.22 x 3.84)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band A

EPC Rating E

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