



## Swan Crescent, offers in excess of £125,000

- NO CHAIN
- Allocated parking
- Open plan Living/Kitchen area
- Popular location
- Council tax band C
- EPC Rating: B



 2  1  1



## About the property

Situated in a convenient and popular location is this spacious, bright & airy two bedroom apartment. Within walking distance to all local amenities, shops, restaurants, café, gyms, Newport Railway Station & with easy access to the M4 making it perfect for commuting.

This lovely apartment offers well-planned living accommodation briefly comprising: Communal entrance via electronic intercom. As you enter the apartment you are greeted with a beautifully presented hallway, spacious open-plan Lounge/Dining/Kitchen area, 2 Double Bedrooms and Family Bathroom.

The property further benefits from having on street parking and allocated parking. Viewing comes highly advised by the agents to fully appreciate what this superb apartment has to offer.

Call Peter Alan Newport today to book your viewing.



## Accommodation

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

### Kitchen / Lounge Area

17' 11" x 14' 11" ( 5.46m x 4.55m )

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

### Bedroom 1

11' 5" x 9' ( 3.48m x 2.74m )

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### Bedroom 2

9' x 8' 11" ( 2.74m x 2.72m )

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### Bathroom

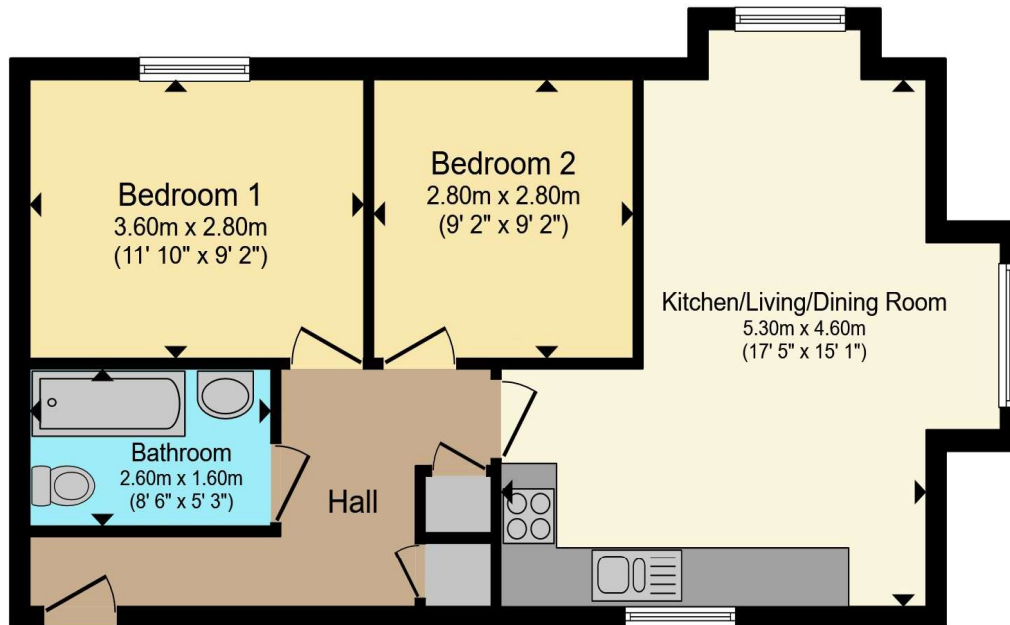
7' 10" x 5' 11" ( 2.39m x 1.80m )

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## Floorplan



Floor Plan

Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

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