



## William Lysaght House

Guide Price £135,000 to £140,000

- Two Bedroom
- Spacious Reception Room
- Allocated Parking and Visitor Parking
- Top Floor Flat With River Views
- Excellent Location
- Close to Shops, Schools and Leisure Facilities
- Excellent Transport Links for Commuters
- EPC Rating: B



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## About the property

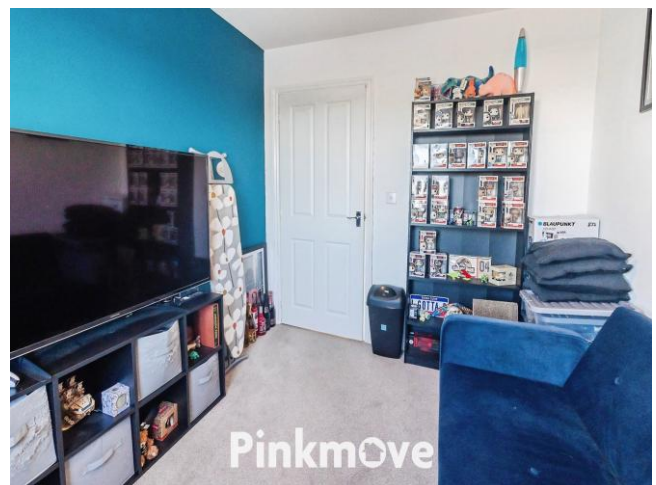
Presenting this attractive two-bedroom top-floor flat in William Lysaght House within the modern Lysaght Village development in Newport. The property offers a peaceful setting with stunning views of the River Usk, making it an ideal home for professionals, couples, or small families seeking comfort and convenience.

Inside, the flat features two generously sized bedrooms, a well-appointed family bathroom, and a compact kitchen fitted with integrated appliances. The bright and airy living/dining room provides a welcoming space for relaxation and entertaining, complemented by the scenic river outlook. Additional benefits include a useful loft space for storage, one allocated parking space, and visitor parking for guests.

The location is perfect for those who value accessibility and amenities. Lysaght Village is just a short drive from Newport city centre, offering a wide range of shops, supermarkets, and leisure facilities. Excellent transport links include easy access to the M4 corridor for commuting to Cardiff, Bristol, and beyond, while Newport railway station provides regular services to major cities. Families will appreciate the proximity to well-regarded schools in the area, and there are parks and green spaces nearby for outdoor activities. The development also benefits from local conveniences such as cafés and fitness facilities, ensuring everything you need is within easy reach.



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## Accommodation

### Reception Room

10' x 19' 10" ( 3.05m x 6.05m )

### Kitchen

10' 8" x 5' 9" ( 3.25m x 1.75m )

### Bathroom

7' x 5' 9" ( 2.13m x 1.75m )

### Bedroom 1

13' 5" x 10' 1" ( 4.09m x 3.07m )

### Bedroom 2

8' 4" x 10' 1" ( 2.54m x 3.07m )

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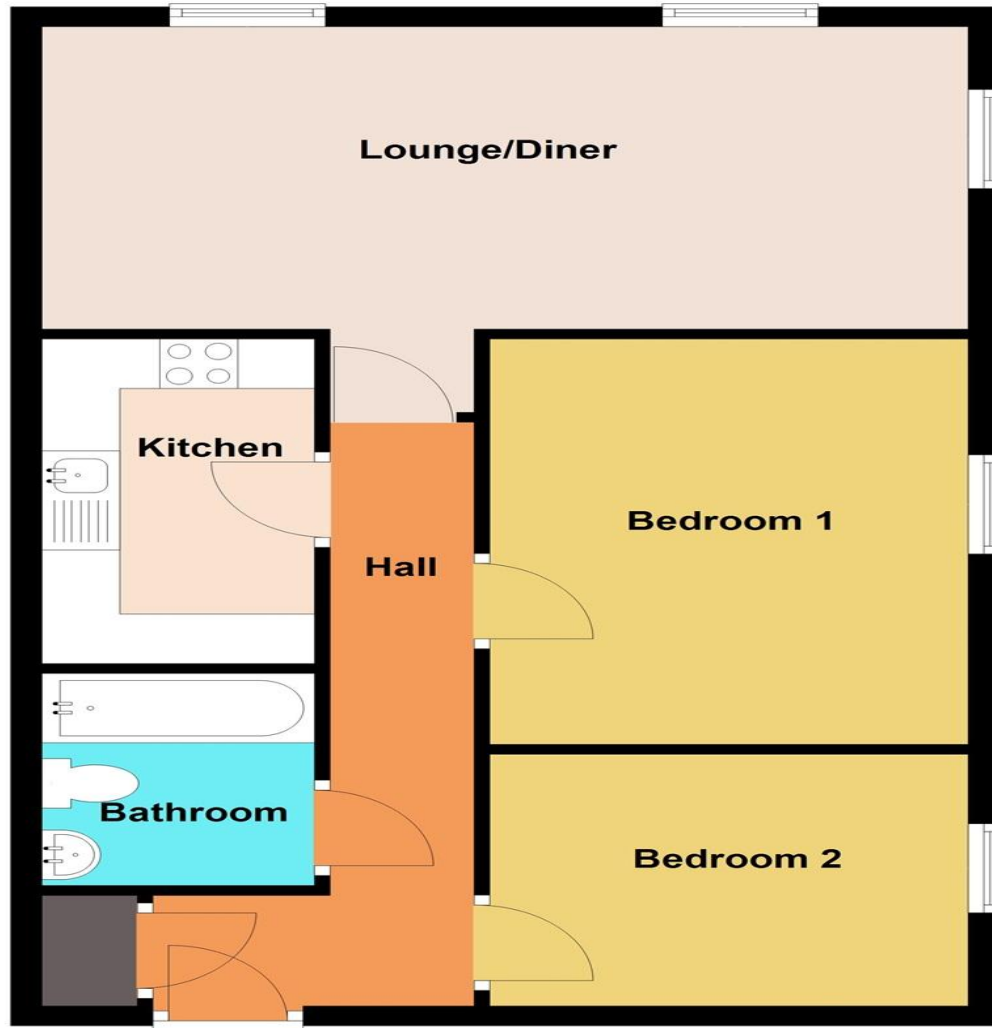
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## Floorplan

### Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 52.3 sq. metres (562.8 sq. feet)

### 8 William Lysaught House

## Important Information

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