

112 Wye Crescent, Bettws

Offers Over **£90,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tucked away in a peaceful and quiet setting, this beautifully presented two double bedroom apartment offers a wonderful sense of space, light and calm, perfect for those looking to enjoy both comfort and lifestyle.

The heart of the home is a generous, light-filled lounge, enhanced by dual aspect windows that create an airy, welcoming feel throughout the day.

The property also benefits from a modern fitted kitchen, from here, a double glazed door opens onto a private balcony, an ideal spot for morning coffee or alfresco dining, all while overlooking lovely surrounding greenery. There are two well-proportioned double bedrooms, and excellent storage throughout, including the added bonus of a loft and an external storage shed. With double glazing and an upgraded central heating system.

Located in Bettws, to the north of Newport, the area offers a real sense of community alongside everyday convenience. Surrounded by open green spaces, woodland and countryside walks, it's perfect for those who enjoy the outdoors while still being within easy reach of the city. Bettws is just a short drive from the M4, making commuting to Cardiff, Bristol and beyond straightforward, while regular bus routes provide easy access into Newport city centre.

The area is popular with a wide range of buyers thanks to its balance of value, space and accessibility, with local schools, amenities and leisure facilities, including a community leisure centre and sports facilities close by.

This is a fantastic opportunity to secure a bright and welcoming home in a quiet, green setting, with everything you need close at hand

This Property is Being sold by EXP Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact EXP UK to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the EXP UK Team.





- Communal area: well kept and maintained, stairs leading to upper floors
- Entrance hallway: Coat hooks, space for shoe racks, double glazed door out onto balcony, intercom phone entry system
- Lounge: **3.22m x 5.33m max.** Dual aspect windows, one looking onto balcony, other to front aspect
- inner hallway: doors leading to bedrooms, bathroom & kitchen, Large airing cupboard, access to loft storage
- Kitchen: **2.37x 2.41m max.** selection of fitted wall and base units, space for washing machine and fridge freezer, fitted cooker, hob and extractor hood, Worcester combi boiler, double glazed patio door to balcony
- balcony: spacious balcony, with mix of gravel, paving stones, and decking tiles, door to large storage area
- Storage area: large storage area, with electric & light
- bathroom: Shower cubicle with electric shower, basin & W/C
- master bedroom: **3.39m x 3.64m max.** Good sized double bedroom, double glazed window
- second bedroom: **3.34mx3.64m max.** currently used as office, this room is double sized, double glazed window
- outside shed: useful sized shed currently housing bins

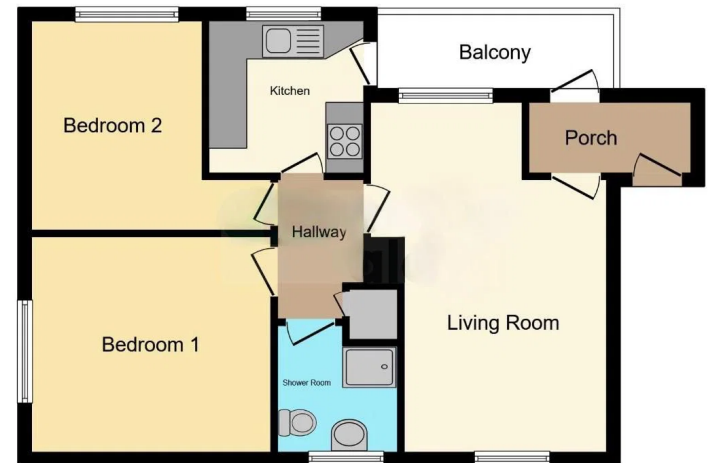
Property ref: EH1663

leasehold: 83 years remaining

service charge incl, ground rent & building insurance: £656 per annum (latest invoice)

Council tax band: A





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.fbcallagent.com