



**33 Aspen Way, Newport, NP20 6LB**  
**Asking Price £135,000**

A fantastic opportunity to acquire this TWO BEDROOM, first floor flat, ideally located in the sought-after area of Malpas. Offered with NO ONWARD CHAIN, this property is perfect for first-time buyers, investors, or those looking to downsize. The accommodation comprises a spacious living room featuring a large picture window that floods the space with natural light, a fitted kitchen, two bedrooms, and a family bathroom. The property also benefits from a GARAGE located in a nearby block, providing secure parking or additional storage.

Situated in a convenient location, the flat is within close proximity to local schools, shops, and amenities, with excellent transport links to the M4 motorway, making it ideal for commuters.

Council Tax Band - B  
EPC Rating - D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance

Part glazed front entrance door to;

### Entrance Hall

Radiator, stairs to living space. double glazed window to side, two built in cupboards, doors to;

### Bedroom One

9'10" x 14'4" (3.01 x 4.39)

Double glazed window to rear, radiator, coving

### Bedroom Two

8'2" x 11'3" (2.49 x 3.44)

Double glazed window to rear, radiator, coving, built in cupboard housing boiler

### Living Room

12'3" x 13'1" (3.74 x 3.99)

Picture double glazed window to front, coving, radiator, door to;

### Kitchen

9'0" x 6'5" (2.76 x 1.98)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob with oven under, extractor hood over, space for fridge freezer, double glazed window to front

### Bathroom

5'5" x 6'2" (1.67 x 1.90)

Three piece suite comprising; panelled bath with mains shower over, low level WC, vanity wash hand basin, radiator, obscure double glazed window to side

### Outside

Rear - shared side access to rear with the lower level laid to patio, remainder laid to decking

Garage located in nearby block

### Tenure

We have been advised that the property is Leasehold. To be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

