



BOTHAM WILLIAMS

ESTATE AGENTS

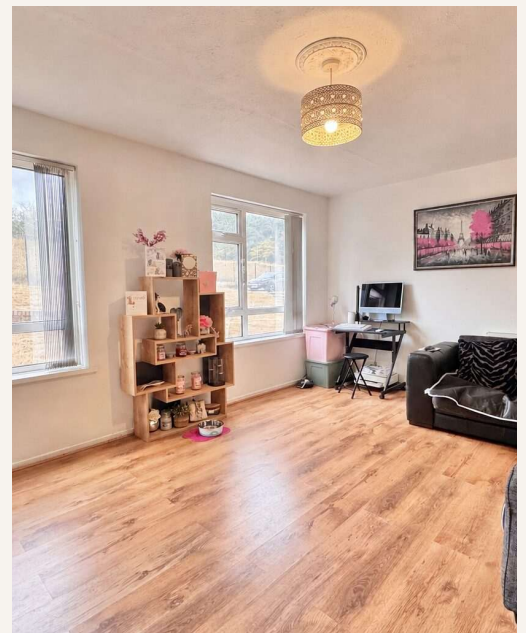
BRYNGLAS CLOSE

Newport, Newport

£130,000

2 BEDROOMS | 1 BATHROOM | LEASEHOLD

A SPACIOUS, CHAIN-FREE APARTMENT

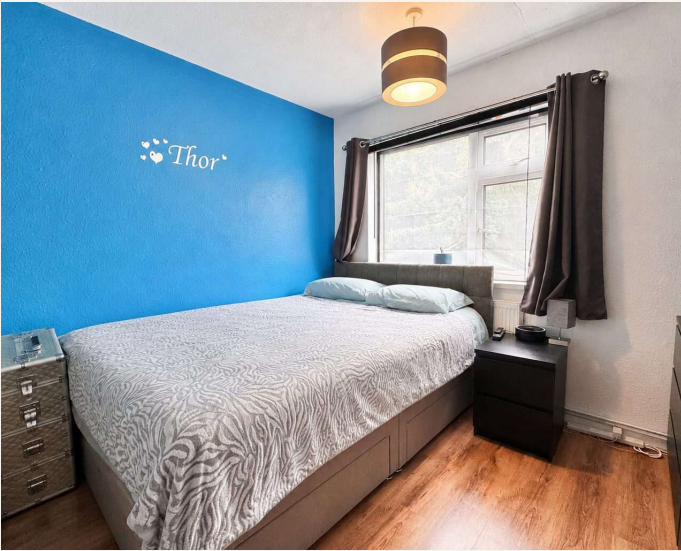


- Offered with no onward chain
- Private garden with two storage sheds
- Service charge approx. £35 per month
- Two well-proportioned double bedrooms
- Quiet residential cul-de-sac
- Excellent links to Newport and the M4

A well-presented ground-floor apartment positioned within a quiet residential cul-de-sac in Brynglas. With generous proportions, useful storage and its own private garden, the property is an excellent opportunity for first-time buyers, downsizers or investors.

Brynglas offers easy access to local schools, shops and everyday amenities. Newport city centre and railway station provide direct connections to Cardiff, Bristol and London, while the nearby M4 offers convenient road links across South Wales and into England.

INSIDE THE PROPERTY



ROOMS AT A GLANCE

Lounge	5.29m x 3.56m	Bright, generous living space with room for dining.
Kitchen	3.18m x 2.63m	Integrated fridge freezer and dishwasher; boiler installed 2019.
Bedroom One	4.15m x 3.03m	Spacious double bedroom with built-in wardrobe.
Bedroom Two	3.18m x 3.04m	Well-proportioned double with built-in storage.

PRIVATE OUTDOOR SPACE



GARDEN

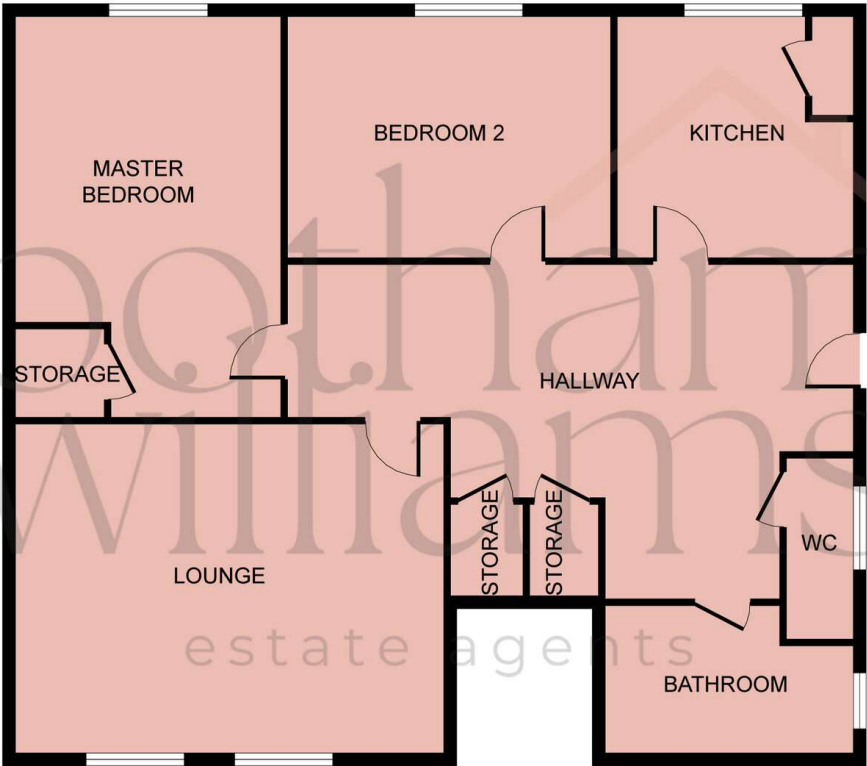
The apartment enjoys its own private rear garden, accessed from the rear of the building, together with two useful external storage sheds. New fencing was installed last year. A protected tree within the grounds is subject to a Tree Preservation Order.

TENURE & CHARGES

Leasehold with approximately 99 years remaining. The service charge is approximately £35 per month and contributes towards maintenance of the building exterior and guttering. Pets are understood to be permitted, with no known restrictions. All information should be confirmed by a legal representative.

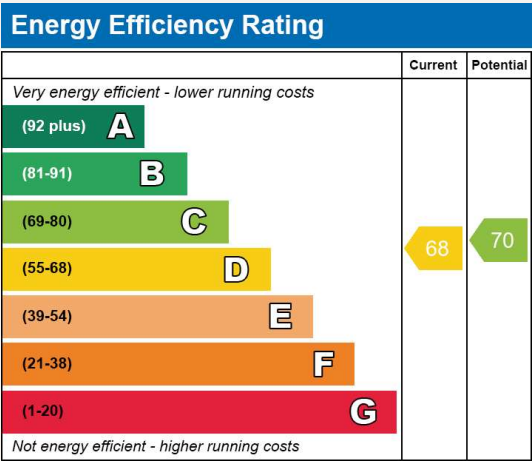
PROPERTY TYPE	Ground-floor flat	BEDROOMS	2
BATHROOM	Shower room + separate WC	TENURE	Leasehold

FLOORPLAN & ENERGY PERFORMANCE



GROUND FLOOR

ENERGY PERFORMANCE



Floorplans and measurements are provided for guidance only and are not to scale. Buyers should verify all tenure, lease, charge and material information through their legal representative.

ARRANGE A VIEWING

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