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Flat 39 Clearwell Court, Bassaleg, Newport, NP10 8JX

Guide Price £115,000

** GUIDE PRICE £115,000 - £125,000 ** FIRST FLOOR FLAT ** WELL PRESENTED THROUGHOUT ** ONE GENEROUS DOUBLE BEDROOM ** SPACIOUS RECEPTION ROOM ** VILLAGE LOCATION ** SHORT COMMUTE TO M4 **

Welcome to this charming FIRST FLOOR FLAT located in the desirable area of CLEARWELL COURT, BASSALEG, Newport. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals, retirees or couples seeking a cosy home. Upon entering, you will find a well-proportioned RECEPTION ROOM that provides a warm and inviting space for relaxation or entertaining guests. The flat features ONE SIZABLE DOUBLE BEDROOM, which is designed to be a peaceful retreat, ensuring a restful night's sleep. The modern and stylish BATHROOM is thoughtfully appointed, providing all the necessary amenities for your daily routines. The location of this flat is particularly appealing, as Bassaleg is known for its friendly community and excellent local amenities, along with its proximity to the M4. Residents can enjoy easy access to shops, schools, and parks, making it a practical choice for everyday living. Additionally, the area benefits from good transport links, allowing for convenient travel to nearby Newport and beyond. This flat presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. Whether you are a first-time buyer or downsizing, this flat in Clearwell Court is certainly worth considering. Do not miss the chance to make this lovely space your new home.

EPC - C

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ENTRANCE HALL
Access via composite front door with obscured double glazed window, twin radiator, loft hatch, leads to the lounge

LOUNGE
10'0" x 14'7" (3.06 x 4.45)
Double glazed window to the rear and side, twin radiator, electric fire place.

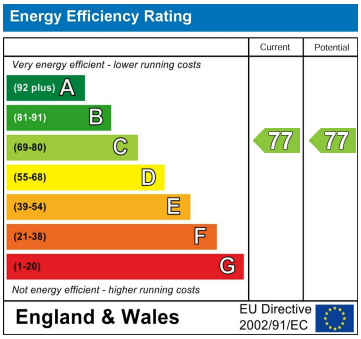
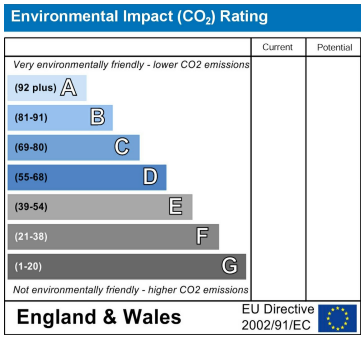
KITCHEN
8'4" x 8'8" (2.56 x 2.66)
Range of base and wall units with wooden work surfaces, porcelain sink with drainer, gold mixer taps over, induction hob, space for free standing appliances, double glazed window to the front, single radiator, part tiled splash back.

BEDROOM ONE
11'1" x 11'4" (3.38 x 3.46)
Double glazed window to the rear, twin radiator

BATHROOM
6'4" x 5'1" (1.95 x 1.56)
Bath suite with over head shower, sink with base unit, gold mixer tap and finishings, low level wc, double glazed window to the front, towel radiator, part tiled finish.

UTILITY
5'6" x 7'10" (1.69 x 2.39)
Space for free standing appliances, rolled edge work surface, gas combi boiler, consumer unit.

OUTSIDE
Communal balcony and gardens.

TENURE
We are advised that this property is LEASEHOLD. The lease has 89 years remaining with a £60.05 payable monthly service charge, including buildings insurance, payable to Heddyn on a monthly basis, £10.00 per year ground rent charge additional. 125 year least from 1990.

PARKING
Communal residential and visitor parking is available. Please note that there is NOT any designated or allocated parking spaces allocated.