



## 40B Tunnel Terrace Newport



### STYLISH ONE BEDROOM GARDEN FLAT NEAR TO AMENITIES

- NO ONWARD CHAIN
- STUNNING, HIGH-SPECIFICATION GARDEN FLAT
- ONE BEDROOM
- MODERN BATHROOM
- FRONT & REAR GARDENS
- WALKING DISTANCE TO AMENITIES INCLUDING CITY CENTRE
- NEAR TO MAIN ROAD LINKS
- IDEAL FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET INVESTMENT
- STYLISH KITCHEN WITH EXPOSED BRICK WALL
- LOUNGE/DINER

**Chain Free £150,000**



#### CARDIFF

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#### PONTYPRIDD

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## **Tunnel Terrace, Newport, NP20 4BX**

### **Introduction**

A fantastic and rare opportunity to purchase this beautifully presented and stylish lower floor flat situated just off Clyffard Crescent, offering easy access to excellent amenities and main road communications, also benefitting from no onward chain. Within a few minutes walk is Newport City Centre, Central Train Station and bus station, as well as a short drive to the M4 motorway providing an easy commute to neighbouring towns and cities.

The flat was converted c.2008 as part of a refurbishment project, with the works having been carried out by a reputable property developer.

On entering the property via its individual entrance, we are welcomed into the hallway which leads off to the bathroom, ONE double bedroom and an open plan lounge/diner leading to kitchen with some integrated appliances. Doors lead out to the enclosed rear courtyard garden which is for the sole use of this flat, as well as a small garden area to the front.

Viewing really is essential to appreciate what this superb flat has to offer, further information can be found below or by calling our sales team.

### **Tenure**

We are advised the flat is freehold, shared with the house above. On purchase, the new owner would take over the 50% share of the freehold along with the residents residing the house above.

### **Boundaries**

All legal boundaries should be confirmed by your solicitor

### **Council tax**

Band A

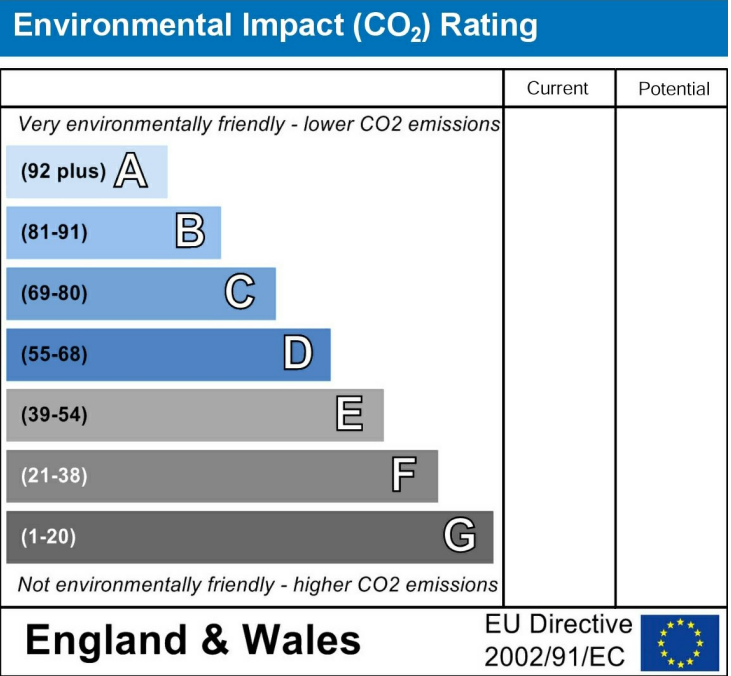
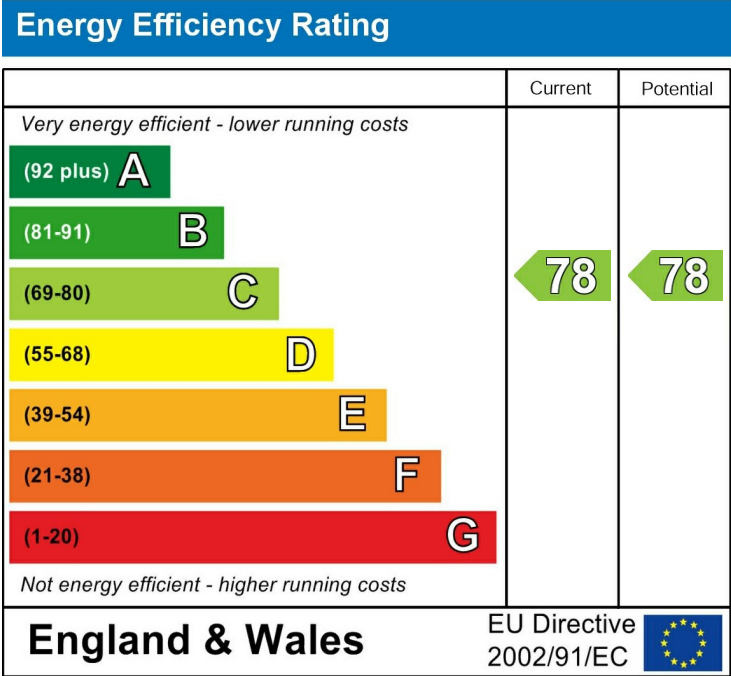
### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

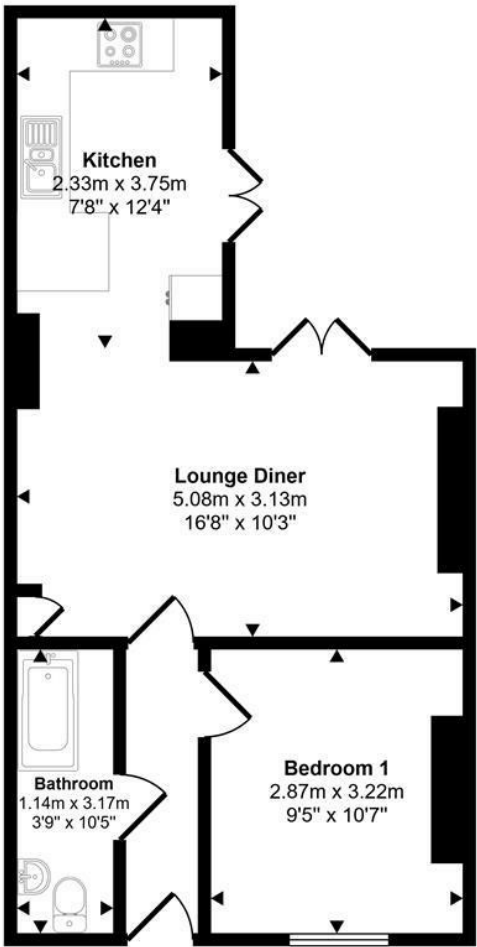
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Approx Gross Internal Area  
42 sq m / 454 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.