

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
- STYLISH KITCHEN WITH EXPOSED BRICK WALL
- NEAR TO MAIN ROAD LINKS
- LOUNGE/DINER
- IDEAL FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET INVESTMENT

Chain Free £140,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

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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.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



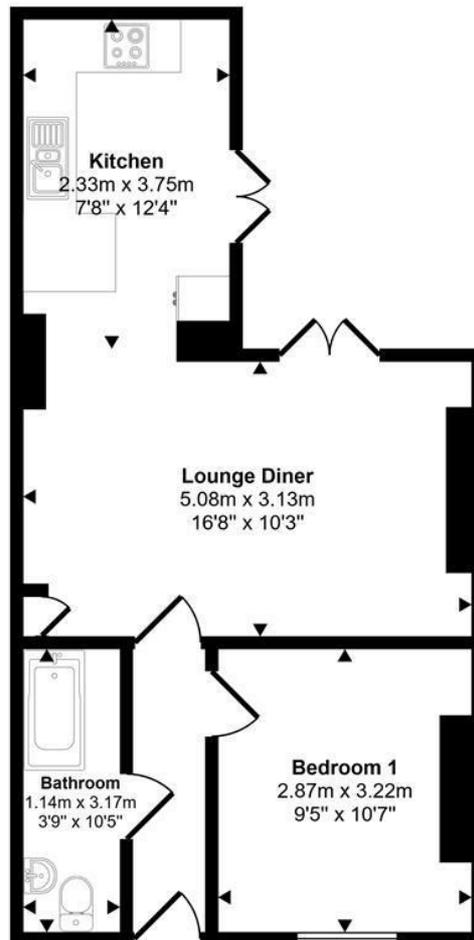
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.