

## 1 Aberthaw Place Newport



### STYLISH ONE BEDROOM COACH HOUSE WITH GARAGE

- PERFECT FIRST-TIME PURCHASE
- FANTASTIC BUY-TO-LET RETURNS
- DRIVEWAY AND GARAGE
- PLEASANT CUL-DE-SAC POSITION
- WALKING DISTANCE TO EXCELLENT AMENITIES
- IDEAL COMMUTER CONNECTIONS VIA M4, A48 AND RAIL LINKS
- VERY AFFORDABLE RUNNING COSTS
- OPEN PLAN KITCHEN/LIVING AREA
- EXCELLENT STORAGE POTENTIAL
- FREEHOLD TO BE TRANSFERRED

**£120,000**

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## **Introduction**

A fantastic opportunity to purchase this lovely, nearly-new coach house, offering rare one-bedroom accommodation within this pleasant, neighbourly cul-de-sac close to excellent amenities.

Within walking distance, we have local shops and bus stops, and the popular and well-equipped Newport Retail and Leisure Park, which hosts designer shops, opticians, pharmacies, gyms, cinema, and restaurant favourites. The property is situated less than 10 minutes' drive from Newport City Centre and Newport Railway Station, and is mere seconds away from the A48, and approximately three minutes' drive from the M4 Motorway, offering short commutes to neighbouring Bristol and Cardiff, as well as South Wales and Southwest England more generally.

Built in 2018, the coach house offers stylish and modern living accommodation, all of which is immaculately presented. Boasting unusually affordable running costs, the property is ideal for the first-time purchaser looking to take their first steps onto the property ladder, or the more seasoned buyer looking to downsize. It would also make a great buy-to-let investment, offering excellent ROI.

Upon entering the building, stairs lead up to the property, with the living accommodation comprising one double bedroom, a shower room, and open-plan kitchen/living area with hardwood floors. A large loft space offers excellent storage potential, as does bespoke shelving and inbuilt storage cupboard/clothing closet. Outside, the property benefits from a driveway which leads to a large undercroft garage, providing yet more storage space.

Further information and room proportions can be found below;

## **FIRST FLOOR**

**Bedroom 8'2" x 9'11" (2.51 x 3.03)**

**Shower room 6'5" max x 6'3" max (1.98 max x 1.92 max)**

**Kitchen/lounge/diner 18'3" max x 8'9" max (5.58 max x 2.68 max)**

## **GROUND FLOOR**

**Garage 8'6" max x 19'6" max (2.60 max x 5.96 max)**

## **Tenure**

The property and garage are both presently being sold as leasehold with 999 years from 2014, with no service charge and nominal ground rents. \*\*\*The freehold reversion of the property (excluding garage) is currently being transferred from the developer to the vendor, and the vendor has had an agreement drawn up whereby the freehold reversion will subsequently be transferred to the purchaser of the leasehold.\*\*\*

## **Council tax**

Band A

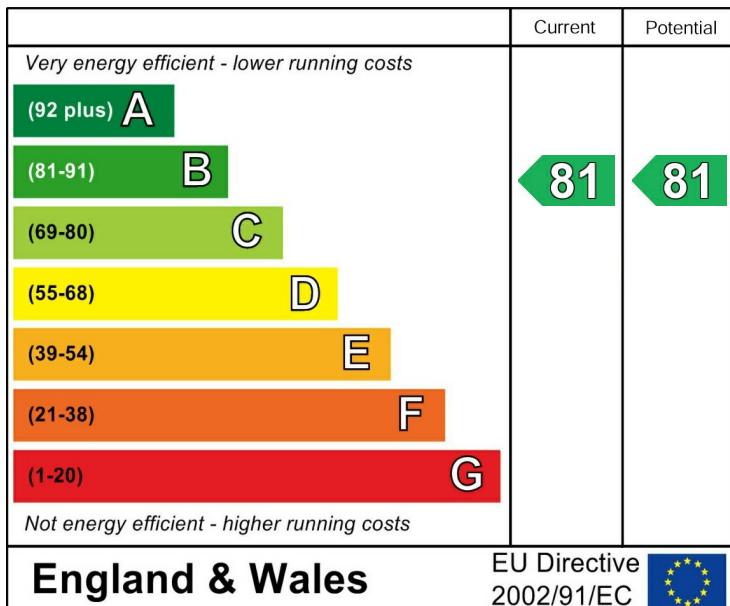
## **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

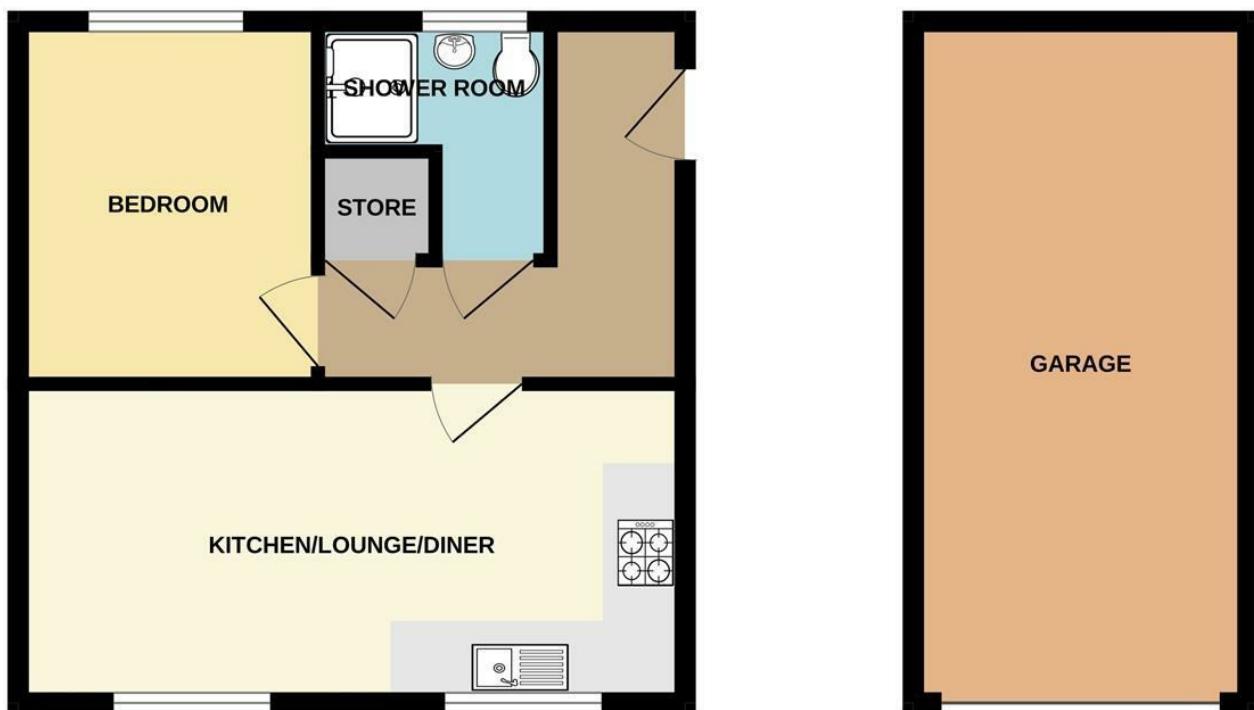
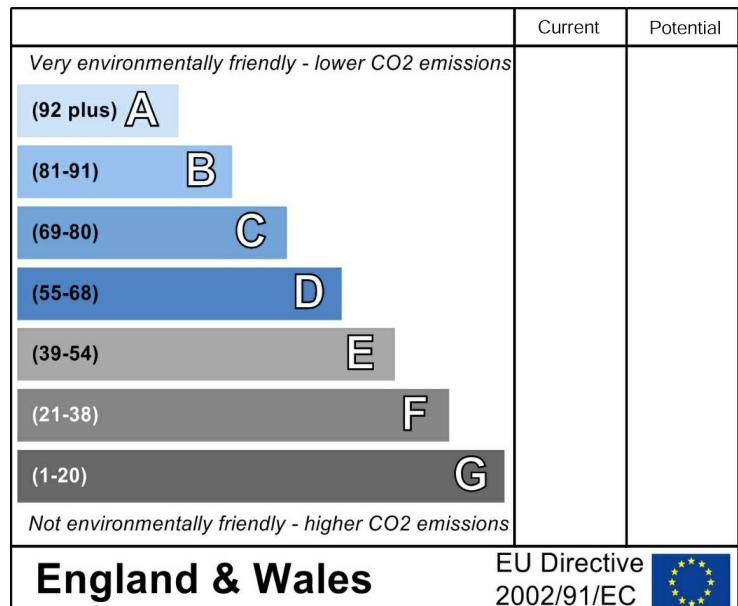
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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