



DIRECTIONS

From Newport Train Station on your right hand side proceed to the roundabout taking the second exit. Proceed onto Clytha Park Rd and take the first exit on the roundabout. Continue along this road bearing right onto Bryngwyn Rd where you will find the property on the left hand side.

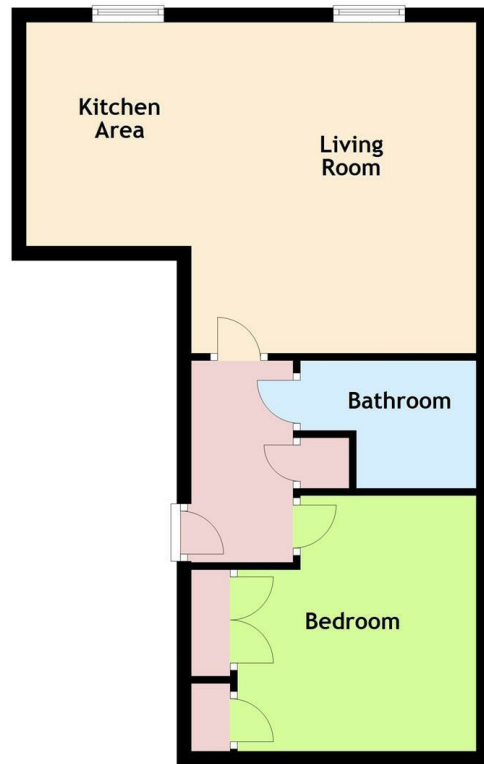
SERVICES

All mains services are connected.

Lease commenced 1 January 2007 for a term of 999 years
 Ground Rent - £175.00 per year
 Service Charge - £1467.60 per annum

TENURE - LEASEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



4 CWRT MAES Y LLYN, BRYNGWYN ROAD, NEWPORT, NP20 4AF



£139,500

Sales: 01291 629292

E: sales@thinkmoon.co.uk

DISCLAIMER
 These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
 None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

OFFERS
 As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:
 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.
 2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Cwrt Maes Y Llyn offers a superb opportunity for a buyer to acquire this ideal investment opportunity or first time home. Situated within a modern apartment building, this ground floor apartment offers a reception hall with access to the open plan kitchen/dining/living room, sizable double bedroom and bathroom. The property is well presented throughout and benefits from modern fittings. Outside the property is approached via private gated access to parking area with one allocated space provided and rear access door to communal hallway. Being situated in Newport a range of local facilities are close at hand to include primary and secondary schooling, pubs and restaurants as well as shops, doctors and dentists. There are good bus, road and rail links with the train and bus station both within walking distance and links to the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

COMMUNAL HALLWAY

Accessed to the rear of the building is a generous communal hallway providing access to the apartment.

RECEPTION HALL

With access to kitchen/dining/living room, bedroom and bathroom.

KITCHEN/LIVING/DINING ROOM

A light and airy open plan space with oak flooring and two uPVC double glazed windows to the front elevation.

KITCHEN AREA

Appointed with a matching range of base and eye level storage units and granite effect worktops. With fitted appliances to include fridge/freezer, inset four ring gas hob with stainless steel extractor over and electric oven below as well as dishwasher and washing machine. Also fitted with stainless one and a half bowl and drainer sink unit with chrome mixer tap and tiled splashbacks.

BEDROOM

A spacious double bedroom with oak flooring, fitted storage cupboard and uPVC double glazed window to rear elevation.

BATHROOM

Comprising a modern white suite to include low level WC with concealed cistern, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment. Also fitted with fully tiled walls and flooring.

OUTSIDE

The property is approached via gated access leading to the rear parking area with one allocated space.

