



37 Ariel Reach, Newport. NP20 2FP
£240,000
Tenure Freehold

- GUIDE PRICE - £240,000 - £250,000
- SHORT RIVERSIDE WALK INTO THE CITY CENTRE
- STYLISH & SPACIOUS TOWNHOUSE
- 3/4 BEDROOMS
- POPULAR & CONVENIENT CITY CENTRE LOCATION
- 2 FAMILY BATHROOMS
- DOUBLE DRIVEWAY
- GROUND FLOOR CLOAKROOM
- WOODLAND VIEWS & BEAUTIFUL RIVERSIDE WALKS
- OPEN-PLAN KITCHEN DINER
- EASILY MAINTAINED, ENCLOSED , PRIVATE REAR GARDEN

STUNNINGLY PRESENTED & EXTREMELY WELL MAINTAINED, 3/4 BEDROOM TOWNHOUSE IN A POPULAR CENTRAL LOCATION WITH RIVERSIDE WALKS, WITHIN WALKING DISTANCE TO NEWPORT CITY CENTRE & TRAIN STATION, DRIVEWAY FOR 2 VEHICLES

Situated on the increasingly popular, modern Alexandra Gate development, located within walking distance of Newport City Centre & Newport Central Railway station. This beautifully presented 3/4 Bedroom townhouse is close to all local amenities, Popular Schools, Supermarkets, Riverside Walks, Shopping at Newport Retail Park and the Southern Distributor Road, which links to the junctions 24 and 28 of the M4 motorway making it ideal for commuting.

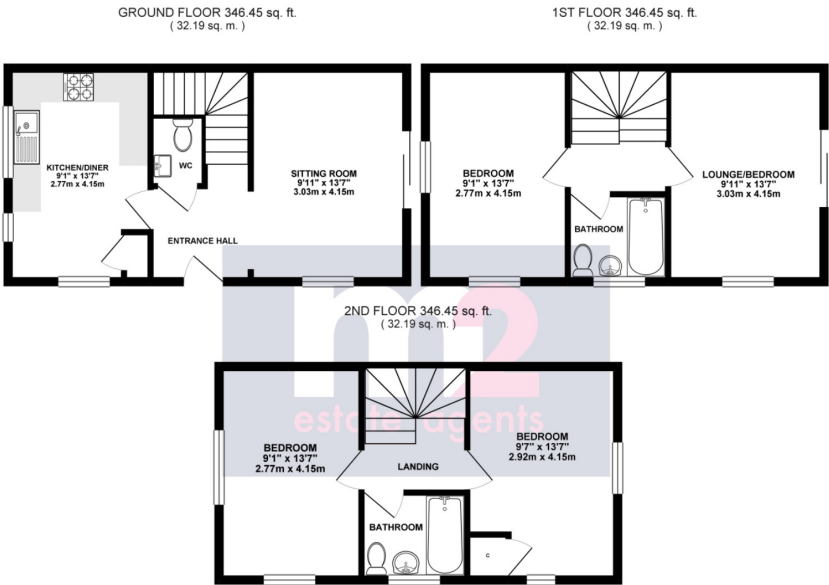
Stylish throughout, the property benefits from having accommodation briefly comprising;

Ground Floor: Entrance Hallway, Lounge with patio doors into the rear garden, modern Kitchen Diner with integrated appliances and a ground floor W/C. On the first floor is a spacious Living Room/Bedroom with Juliet balcony over-looking rear garden, Family Bathroom and double Bedroom. On the second floor are two further Double Bedrooms and a second family bathroom.

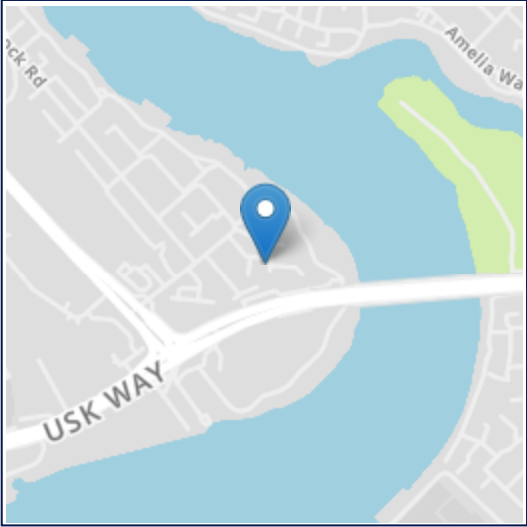
Outside to the front is a pathway leading up to the front door with a double driveway to the side of the property. The rear garden has a good size lawn with patio seating area and a decking area, enclosed with a gate providing rear access into the garden.

The property further benefits from having a gas combi boiler and UPVC double glazing throughout.

Services:
Council Tax Band:
E



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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