



**10 Hafod Gardens, Caerleon Road, Ponthir.  
NP18 1GE  
£150,000  
Tenure Leasehold**

- LEASE 150 YEARS REMAINING
- SPACIOUS 1ST FLOOR APARTMENT
- POPULAR LOCATION BETWEEN CAERLEON & CWMBRAN
- COMMUNAL GARDENS AND PARKING AREA
- ENTRANCE HALL
- OPEN PLAN KITCHEN
- LOUNGE/DINER WITH BALCONY
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- MODERN BATHROOM
- VIEWS OVER COMMUNAL GROUNDS



A spacious & well presented 1st floor apartment situated in this popular village lying between Caerleon & Cwmbran. The property benefits from a pleasant outlook over the well maintained communal gardens and offers ideal accommodation for a first time buyer or retirement.

Enter via a communal hallway with security intercom and stairs to the first floor. The entrance hall has an airing cupboard and access to a boarded loft with light and ladder. A good size lounge/dining room features a balcony having pleasant outlook over the rear gardens. A breakfast bar opens to the kitchen having built in oven and hob with window to the side.

The double bedroom has a built in wardrobe and again enjoys an outlook to the rear. Leading from the entrance hall is the bathroom with "p" shaped bath with shower over.

Outside: The property occupies well maintained communal gardens with parking.

Maintenance: currently £1350 per annum. Lease 151 years remaining.

Services:

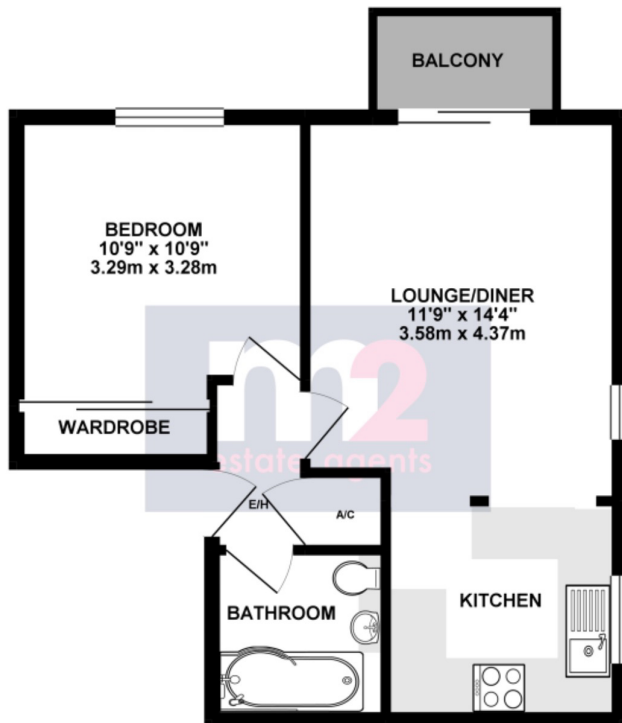
All mains electric, water and drainage.

Council Tax Band:

Band C

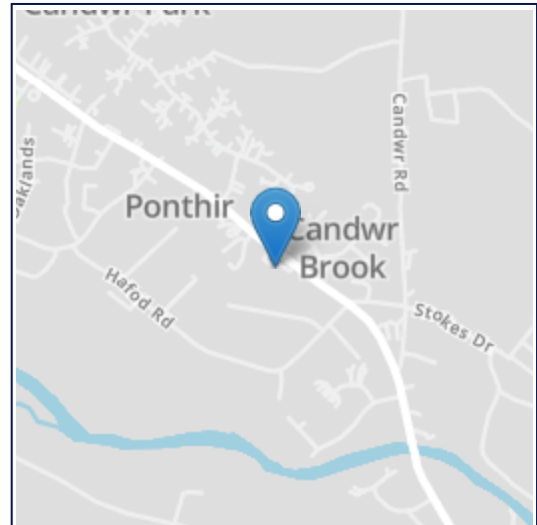


GROUND FLOOR 436.63 sq. ft.  
( 40.56 sq. m. )



TOTAL FLOOR AREA : 436.63 sq. ft. ( 40.56 sq. m. ) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metaphor 6/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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