

**7 William Morris Drive, Newport. NP19 9DN**

**£99,950**

**Tenure Share of Freehold**

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- PERFECT FOR FIRST TIME BUYERS
- ONE DOUBLE BEDROOM
- NEWLY FITTED KITCHEN
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- JUST MINUTES FROM JUNCTION 24 OF THE M4 MOTORWAY

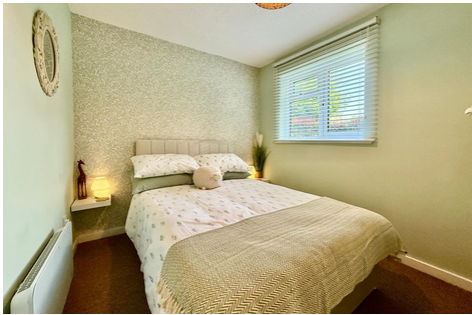


**\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS!! A GROUND FLOOR ONE BEDROOM APARTMENT WITH NO ONWARD CHAIN, WELL PRESENTED AND RECENTLY DECORATED THROUGHOUT, ALLOCATED PARKING AND JUST MINUTES FROM JUNCTION 24 OF THE M4 MOTORWAY\***

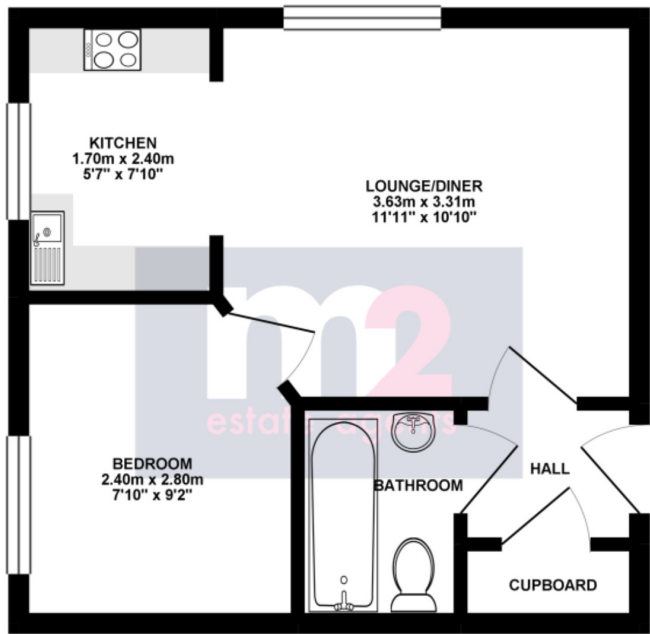
A beautifully presented one-bedroom ground floor apartment, ideally situated in a sought-after location in Newport, close to Junction 24 of the M4 motorway. This charming home has been recently decorated, creating a fresh and modern feel throughout. The lounge/dining area provides a comfortable and versatile living space, perfect for relaxing or entertaining.

The property benefits from no onward chain, making it an excellent choice for first-time buyers or investors seeking a seamless transaction. Ideally positioned, the apartment is within easy reach of the M4 motorway for effortless commuting. A variety of local amenities, shops, and pubs are nearby, offering convenience and leisure options. Additionally, the popular Celtic Manor Resort, famous for its exceptional golf courses and luxury facilities, is just a short walk away.

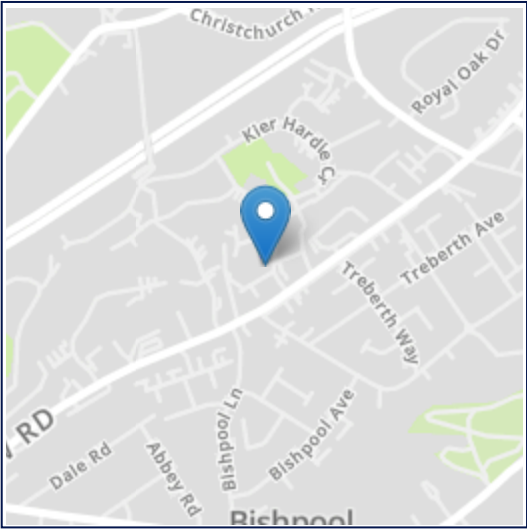
Services:  
Council Tax Band:  
A



GROUND FLOOR 27.68 sq. m.  
( 297.93 sq. ft. )



TOTAL FLOOR AREA : 27.68 sq. m. ( 297.93 sq. ft. ) approx.  
Whilst every attempt 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 Metreplan 602025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	62	77
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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