



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

- COMMUNAL GARDENS & PARKING
- NO CHAIN
- FIRST FLOOR FLAT
- LOFT STORAGE
- SPACIOUS LOUNGE/DINING/KITCHEN
- MODERN SHOWER ROOM
- GOOD SIZE DOUBLE BEDROOM
- DESIRED DEVELOPMENT
- DOUBLE GLAZED

A spacious & well presented 1st floor apartment situated in this popular village lying between Caerleon & Cwmbran, not far from The Grange hospital and commuter links. The property benefits from well maintained communal gardens and ample communal parking to both the front and rear of the development.

Enter via a communal entrance with security intercom and stairs to the first floor. The front door opens onto hall with airing cupboard.

A good size lounge/dining room faces front. An archway with breakfast bar below opens to the side aspect spacious kitchen having built in oven and hob with extractor over, base and eye level units, space for washing machine and under counter fridge, window to the side.

The double bedroom provides access to left storage via a hatch.

Leading from the entrance hall is the fully tiled modern shower room with large walk in shower, wall mounted basin and close coupled w/c.

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

Maintenance: currently £1350 per annum. Lease 150 years remaining.

Services:

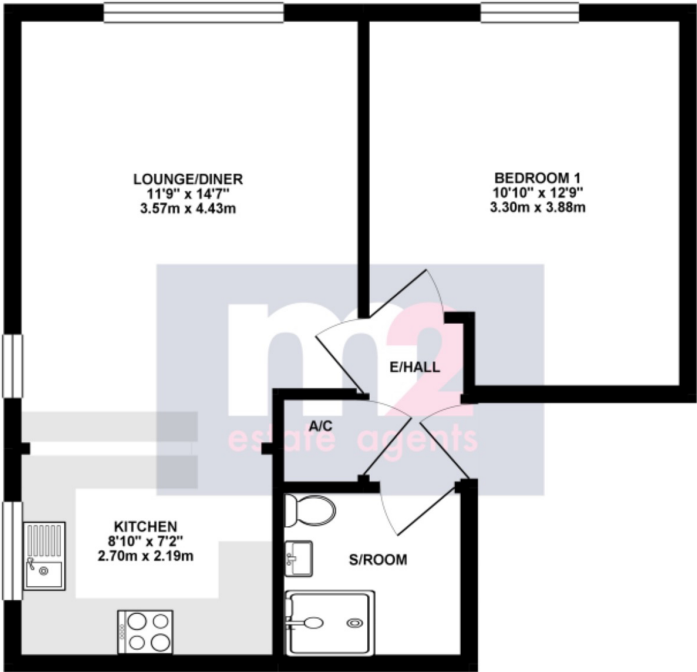
Mains electric, water and drainage

Council Tax Band:

C

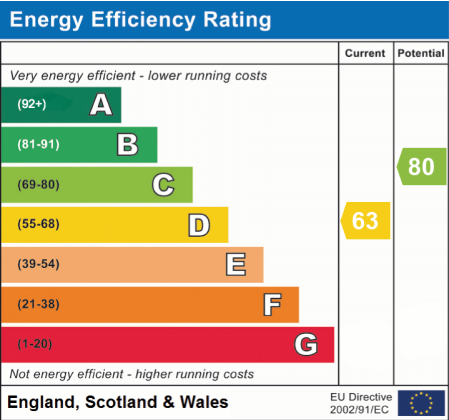


FIRST FLOOR 424.09 sq. ft.
(39.40 sq. m.)



TOTAL FLOOR AREA : 424.09 sq. ft. (39.40 sq. m.) approx.

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 misstatement. 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 floorplan 600026



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (12 Hafod Gardens Caerleon Road, Newport, NP18 1GE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____