



**47 Ariel Close, Newport. NP20 2FN**  
**£125,000**  
**Tenure Leasehold**

- MODERN MAISONETTE
- IDEAL PURCHASE FOR FIRST TIME BUYER
- POPULAR RIVERSIDE DEVELOPMENT
- ENTRANCE HALL WITH UTILITY CUPBOARD
- TWO BEDROOMS
- SHOWER ROOM
- LARGE OPEN PLAN KITCHEN/DINER/LOUNGE WITH JULIETTE BALCONY
- ALLOCATED PARKING
- EASY ACCESS OF NEWPORT CITY CENTRE

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**www.m2ea.co.uk**



**\*NO CHAIN!! PERFECT FOR FIRST TIME BUYERS, 2 BEDROOM, MAISONETTE WITH OPEN PLAN KITCHEN/DINING/LIVING AREA, SHOWER ROOM, UTILITY CUPBOARD, ALLOCATED PARKING & EXCELLENT TRANSPORT LINKS\***

A modern maisonette situated on this popular riverside development lying within a short distance of Newport City Centre and the Southern Distributor road providing commuters access to the M4, Bristol & Cardiff.

The property offers ideal accommodation for a first time buyer with accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor, utility cupboard. Two double bedrooms and a shower room. To the first floor: A modern open plan Kitchen/Lounge/Diner with built in oven, hob & Juliette balcony to front.

Outside is allocated parking and communal gardens.

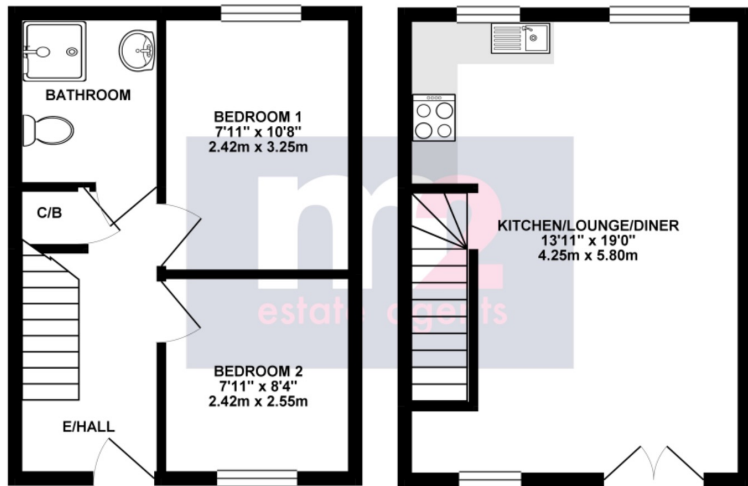
\*Purchaser should note a utilities charge of £280pm is payable covering gas, water & electricity. Maintenance & Ground rent to be confirm\*

Services:  
Council Tax Band:  
BAND C

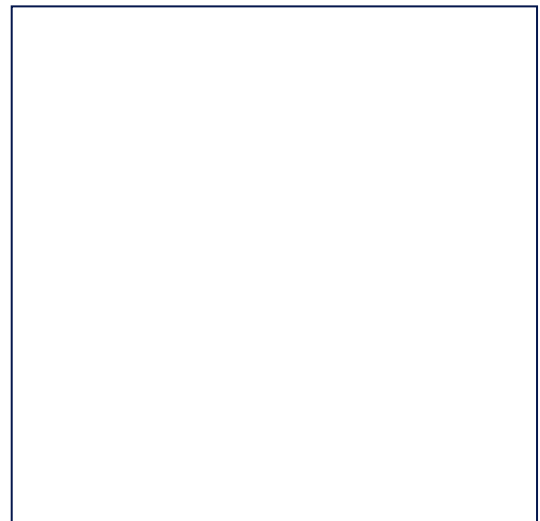
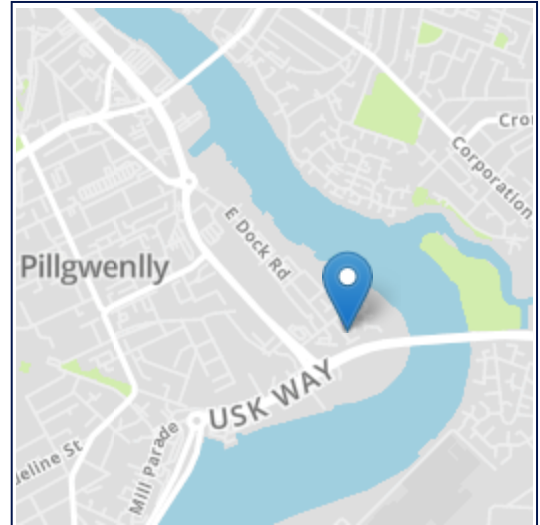


GROUND FLOOR 265.63 sq. ft.  
(24.68 sq. m.)

1ST FLOOR 265.63 sq. ft.  
(24.68 sq. m.)



TOTAL FLOOR AREA : 531.25 sq. ft. ( 49.35 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 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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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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