



**16 Longbridge Estate, Ponthir, Newport.
NP18 1GT
£139,950
Tenure Leasehold**

- NO CHAIN
- SPACIOUS FIRST FLOOR APARTMENT
- SOUGHT AFTER PONTHIR LOCATION
- LOUNGE WITH BALCONY
- GAS BOILER & UPVC DOUBLE GLAZING
- 2 BEDROOMS
- KITCHEN & UTILITY CUPBOARD

NO CHAIN!! TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT IN HIGHLY SOUGHT AFTER LOCATION WITH KITCHEN, LOUNGE & BALCONY

A spacious 2 double bedroom apartment situated in this popular village lying inbetween Caerleon & Cwmbran. The property offers ideal accommodation for a first time buyer or retirement comprising: A communal hallway provides access to all floors. An entrance hall with utility cupboard leads to a good size lounge/dining room with balcony. The kitchen is fitted with an extensive range of wall and base units having a built in oven and hob and window to the rear. An inner hallway provides access to 2 double bedrooms and the family bathroom with shower over bath. Outside: A storage shed in block to the rear.

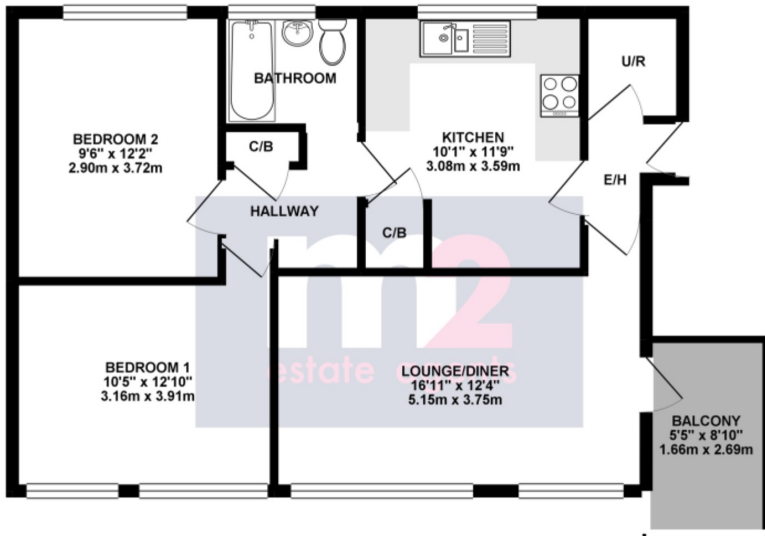
Lease details - Approx 85 years left. Maintenance- TBC

Services:

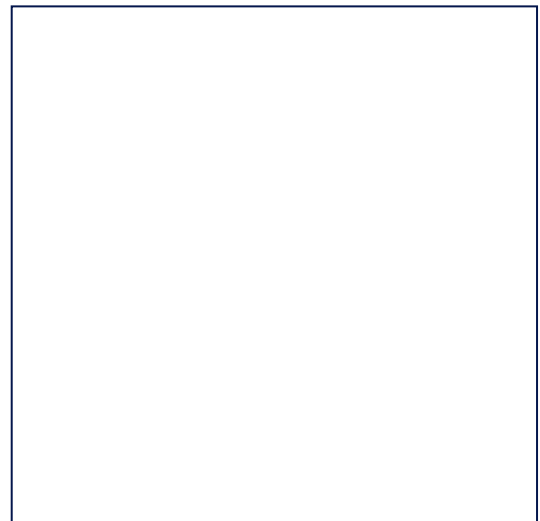
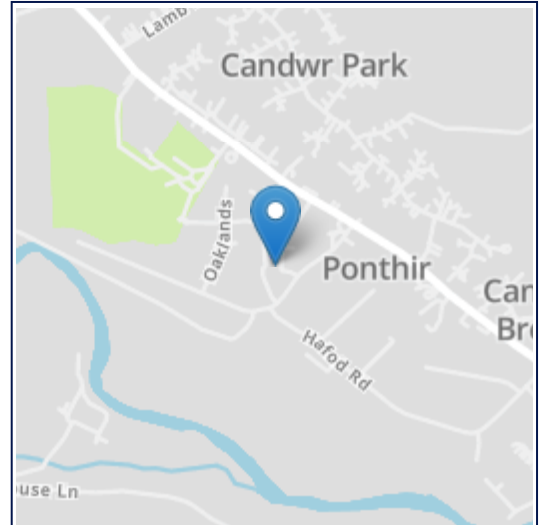
Council Tax Band:



GROUND FLOOR 637.30 sq. ft.
(59.21 sq. m.)



TOTAL FLOOR AREA - 637.30 sq. ft. (59.21 sq. m.) approx.
Whilst every effort 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given 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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