



**85 Hafod Road, Ponthir, Newport. NP18 1GJ**  
**GUIDE PRICE £169,950 - £174,950**  
**Tenure Leasehold**

- **LARGE GARAGE IN BLOCK**
- **OWN ENCLOSED PATIO AREA**
- **EXTENSIVE ALLOCATED PARKING AREA**
- **NO CHAIN**
- **2 BED FIRST FLOOR APARTMENT**

- **ENTRANCE HALL**
- **GOOD SIZE LOUNGE/DINER OPENING TO BALCONY**
- **REFITTED KITCHEN WITH INTEGRAL APPLIANCES**
- **MODERN SHOWER ROOM**
- **RECENTLY MODERNISED ACCOMMODATION**

**\*\* GUIDE PRICE £169,950 - £174,950 \*\*** A recently modernised first floor apartment with private patio, parking and garage, situated in the popular village of Ponthir lying in between Caerleon & Cwmbran.

An external stairwell leads to the first floor. The entrance hall provides access to a good size lounge/diner with wood effect floor and patio doors opening to a balcony.

Leading from the lounge through an open arch is a modern gloss white kitchen benefiting from built in appliances and enjoying an outlook to the rear.

The master bedroom again leads from the lounge with full height window to the front and built in storage/wardrobe.

A second bedroom is accessed from the main entrance hall, as is the refitted shower room.

Outside: to the front is a large easily maintained garden laid partially with slate providing off road parking for 3 cars, a path leads to a patio area enclosed by fencing. To the side of the property is a raised flower bed and storage shed. Garage in a block.

Services:

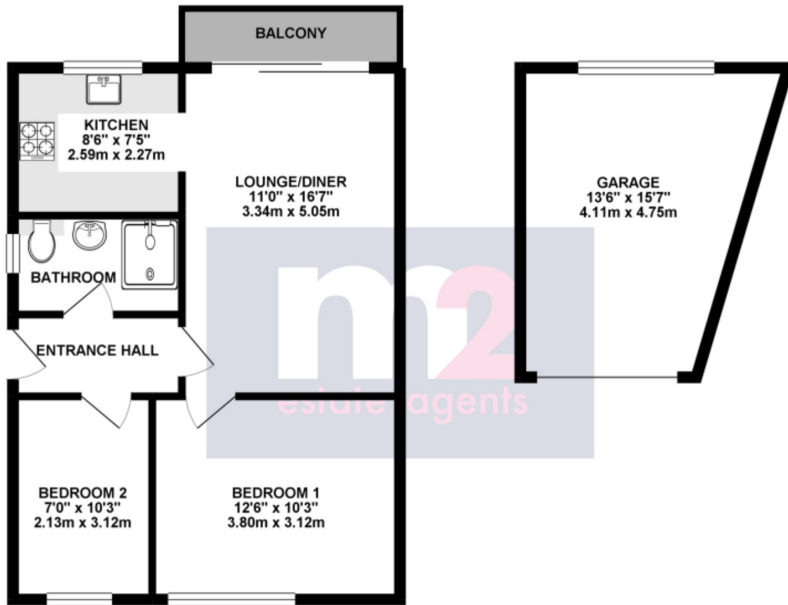
All mains service connected. 145 year lease from October 1964 Title no: CYM436224. Buildings insurance c£240 pa tbc.

Council Tax Band:

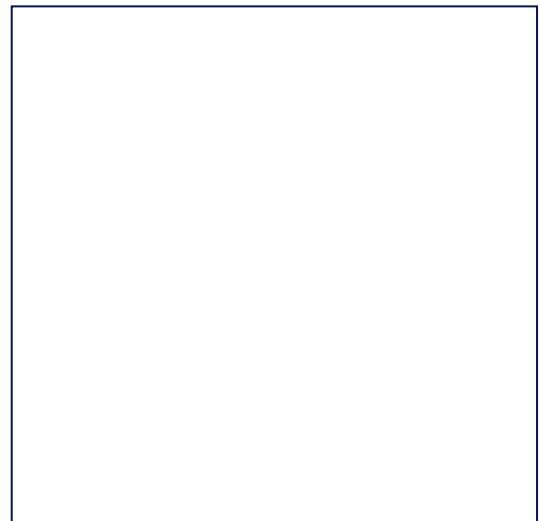
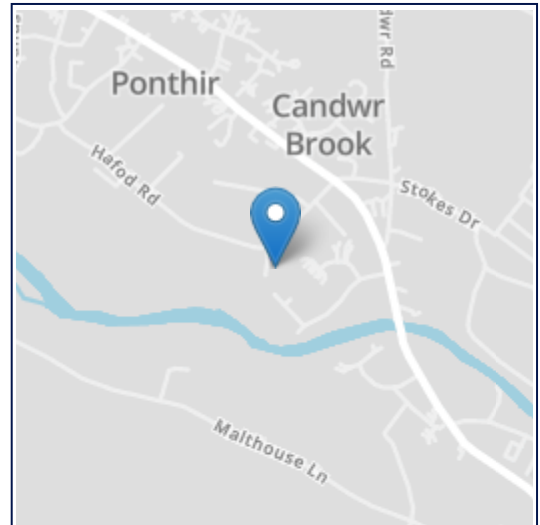
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FIRST FLOOR 696.15 sq. ft.  
( 64.67 sq. m. )



TOTAL FLOOR AREA: 696.15 sq. ft. ( 64.67 sq. m. ) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures 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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