



**60 Rhymney Way, Bassaleg, Newport. NP10
8FP
£189,950
Tenure Leasehold**

- OVER 55'S ONLY
- FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM

- IMMACULATE & BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER BASSALEG AREA
- BEAUTIFUL WELL MAINTAINED GARDENS
- ALLOCATED PARKING

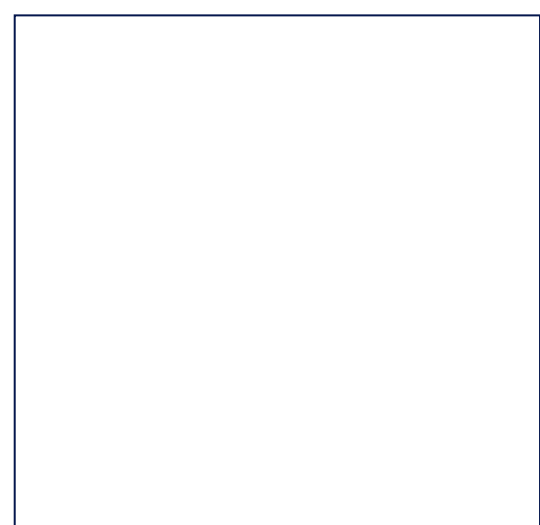
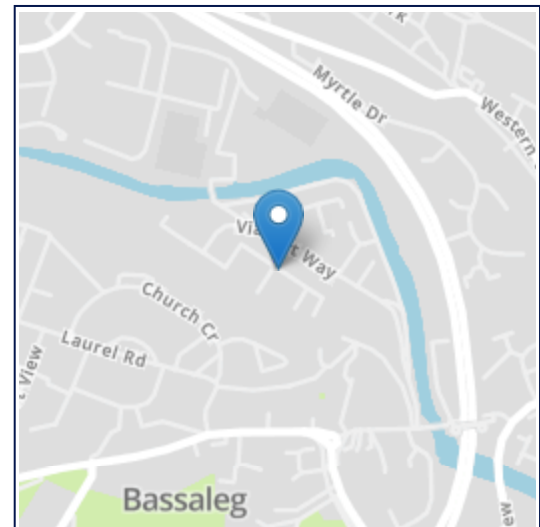
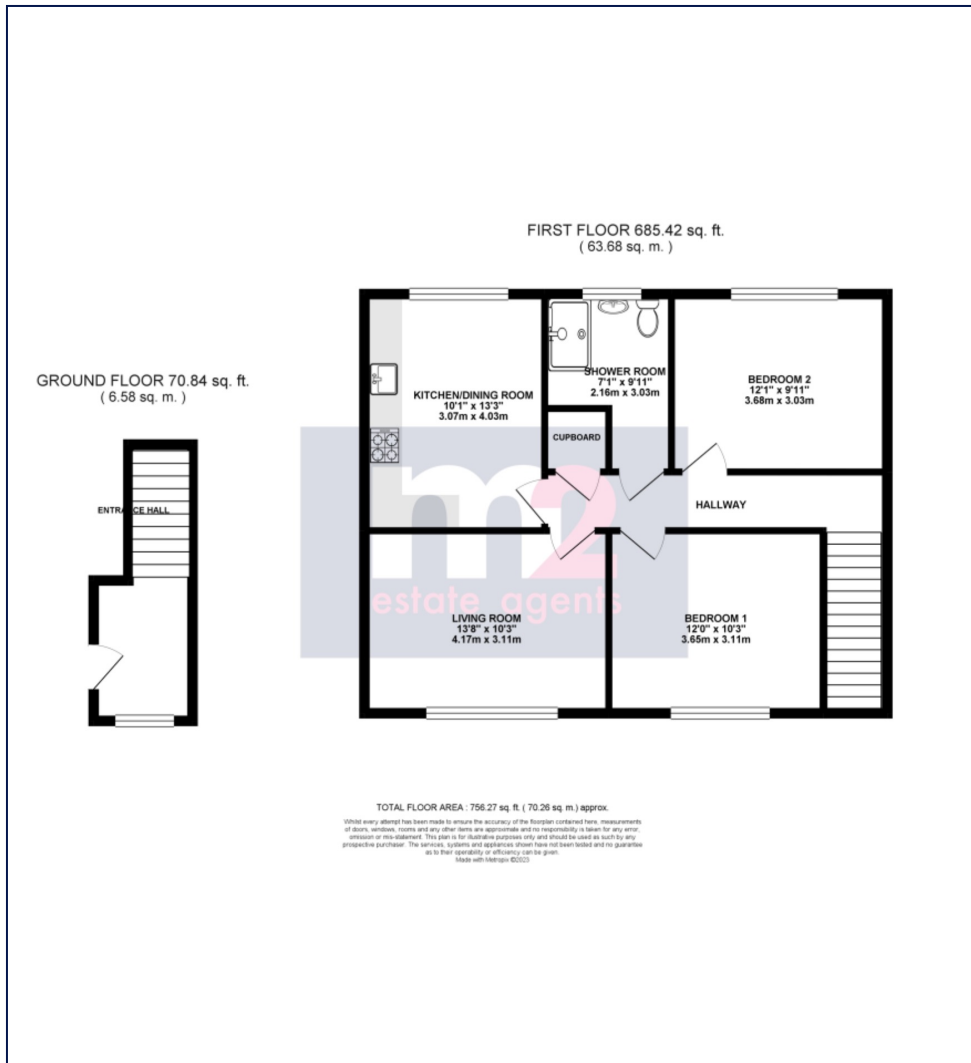
OVER 55s ONLY!! IMMACULATE, 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH KITCHEN/BREAKFAST ROOM, SHOWER ROOM & LOUNGE IN HIGHLY SOUGHT AFTER LOCATION WITH BEAUTIFUL COMMUNAL GARDENS & ALLOCATED PARKING

An exceptionally well presented modern TWO BEDROOM first floor apartment situated on the fringe of Bassaleg Village to the West of Newport and lies within easy access of junction 28 of the M4 providing access to Cardiff & Bristol. The property has been designed specifically for retirement with an age restriction of 55yrs plus.

The well planned accommodation comprises: An Entrance Hall with wide staircase to the first floor, a pleasant Lounge, Kitchen/Dining Room with integrated bosch oven, separate hob & extractor, dishwasher, washing machine and concealed gas boiler, Master Bedroom with built in wardrobe and second bedroom. A bright contemporary shower room benefits from a tiled floor, fully tiled walls and heated towel rail. Outside: The property occupies well maintained communal gardens with allocated parking and viewing comes highly recommended by the agents.

Services:

Council Tax Band:



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 (60 Rhymney Way, Newport, NP10 8FP) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____