

56 Waltwood Park Drive
Llanmartin
Newport
NP18 2HE

129,950



- One Bedroom Property
- Open Plan Kitchen-Dining-Lounge
- Bathroom
- One Double Bedroom
- Additional Storage Room/Home Office
- Rear Garden & Driveway Parking
- Refurbishment Required
- No Chain- Transport Links Closeby

Ref: PRD11288

Viewing Instructions: Strictly By Appointment Only



General Description

Fantastic Opportunity to Purchase this One Bedroom Property in Popular Location with Easy Access to Transport Links & City Centre. This Property provides an Open Plan Kitchen/Dining/Lounge Room, Bathroom, Bedroom & Additional Storage Room/Potential Office Space. Driveway Parking, Enclosed Rear Garden, No Onward Chain. This Property does require Modernisation Throughout.

Accommodation

Kitchen/Dining Room/Lounge (22' 08" x 13' 07") or (6.91m x 4.14m)

Timber glazed entrance door leads to open plan Kitchen, Dining, Lounge providing kitchen with fitted units and sink and provides space for washing machine, fridge freezer & cooker. Good sized lounge and Dining area looks onto the rear garden which is accessed by a Timber double glazed door .

Stairs & Landing

Staircase leads to landing area with airing cupboard housing hot water tank, Bedroom, Bathroom & Additional Storage room.

Bedroom (13' 03" x 8' 07") or (4.04m x 2.62m)

Double glazed window, radiator, power points

Bathroom (7' 05" x 4' 10") or (2.26m x 1.47m)

Double glazed window, bath, WC, wash hand basin, radiator.

Storage Room

Good sized storage area with power.

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Services

EPC Rating:50

Tenure

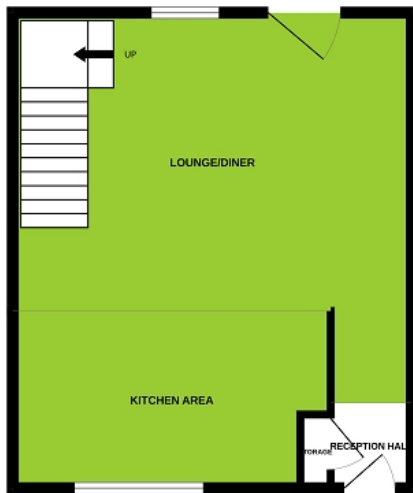
We are informed that the tenure is Freehold

Council Tax

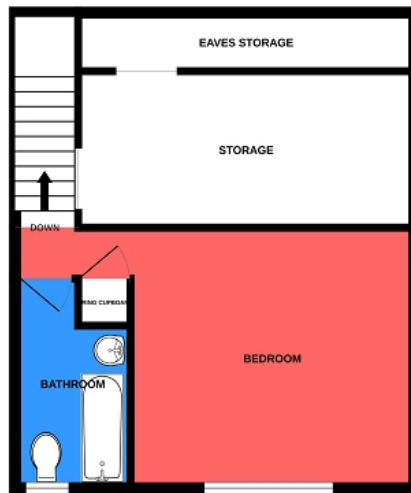
Band B



GROUND FLOOR



1ST FLOOR



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.