

42 Allt-yr-yn Crescent
 Newport
 Gwent.
 NP20 5GD

140,000



- Exceptionally well presented
- Side access with steps leading to the maisonette entrance
- Rear garden
- Feature free standing claw-foot roll top bath
- Popular residential area
- Ideal first time purchase
- Ideal investment
- Viewing essential
- Total floor area 70 sq meters

Ref: PRC12580

Viewing Instructions: Strictly By Appointment Only

General Description

NO CHAIN.

CALLING ALL FIRST TIME BUYERS / INVESTORS.

Exceptionally well presented. 2 DOUBLE BEDROOM

Maisonette apartment with modern contemporary decor throughout, also benefits from a rear garden.

The property is located in the highly sought after residential area on the west side of the city within easy reach of the city centre, railway station, schools & excellent road links to the M4. Viewing essential.

Accommodation

Introduction

We are very pleased to offer for sale this 2 double bedroom maisonette style apartment located in the highly sought after area of Allt-yr-yn in Newport. The property has undergone extensive renovation and presented to a very good standard throughout with modern contemporary decoration.

Ideal first time purchase or investment.

The property benefits from a rear garden, with lawn and patio area. The accommodation itself with entrance hallway, feature tile flooring, inner hallway stairs to the first floor, lovely size sitting room, fully fitted kitchen.

To the first floor you have a professionally refitted family bathroom with free standing claw foot bath and two fantastic size double bedrooms.

Viewing is highly recommended.

Entrance

Via upvc double glazed front door into:-

Hallway

Feature ceramic tiled flooring, central heating radiator. Door to:-

Inner hallway

Sitting room (19' 08" x 14' 09") or (5.99m x 4.50m)

Stairs returning to the first floor, double glazed windows to front, central heating radiator. Door off to:-

Kitchen (9' 08" x 11' 02") or (2.95m x 3.40m)

Fully fitted kitchen with a range of wall and base units, matching roll top food preparation work surfaces, one and half bowl sink, drainer and mixer tap. Upvc double glazed window to rear. Wall mounted combination boiler, space for Range cooker with 7 gas burner with extractor hood over, stainless steel splash backs, plumbing and space for washing machine, space for free standing fridge / freezer.

Door to storage cupboard

First Floor Landing

Modern contemporary decor continued, oak doors off to all rooms.

Master Bedroom (13' 10" x 14' 10") or (4.22m x 4.52m)

Fantastic upvc double glazed picture window with lovely views to the front. Fabulous size bedroom, central heating radiator. Fitted wardrobe space to one wall with mirrored sliding doors.

Bedroom 2 (12' 0" x 10' 05") or (3.66m x 3.18m)

Fantastic size bedroom space, upvc double glazed window central heating radiator. Fitted wardrobe space to one wall with mirrored sliding doors.

Bathroom

Tiled effect flooring, upvc double glazed obscured window to front. Feature free standing claw foot roll top bath with shower head attachment off mixer tap, low level wc, sink with vanity unit and storage below. Chrome towel radiator.

Summary

This is an exceptionally well presented property and viewing is highly recommended.

Leasehold information

We are advised that there is 157 years on the lease.

Been advised £40 pcm includes gardening, outside lighting and window cleaner.

Share of management company.

Services

Mains electricity, mains water, mains gas, mains drainage

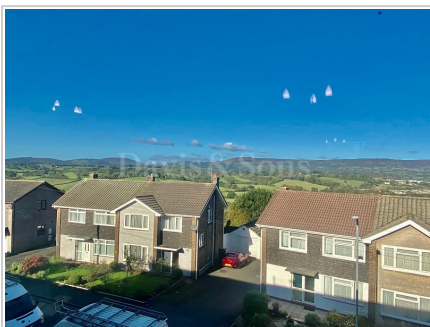
EPC Rating:73

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C



All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons 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 Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.

