

**62 Rhymney Way
Bassaleg
Newport**



STYLISH TWO BEDROOM FIRST FLOOR FLAT - OVER 55's ONLY

- NO ONWARD CHAIN
- OVER 55'S ONLY
- BEAUTIFULLY PRESENTED FIRST FLOOR FLAT
- TWO BEDROOMS
- GOOD SIZED LOUNGE
- KITCHEN/DINER
- ALLOCATED PARKING
- COMMUNAL REAR GARDEN
- OWN ENTRANCE
- EASY ACCESS TO AMENITIES AND ROAD LINKS

£175,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Rhymney Way, Bassaleg, NP10 8FP

Introduction

OVER 55's ONLY. A fantastic and rare opportunity to purchase this modern and immaculately presented first floor flat situated in Bassaleg, offered for sale with no onward chain and situated near to excellent amenities and main road connections. Local shops and bus stops are within walking distance as well as easy access onto the M4 (J28), providing an easy commute to neighbouring cities.

The flat was built c.2012 and is available for ages 55 and over (this is non-negotiable). Benefitting from its own entrance, we are welcomed into the hallway with stairs leading up to the first floor where the landing leads off to two bedrooms, a modern shower room, spacious lounge and a kitchen/diner. Outside, there is an allocated parking space to the front and, to the rear, well-kept communal gardens.

Viewing really is essential to appreciate what this lovely flat has to offer!

Tenure

Leasehold. 99 years from November 2012. Annual service charges and ground rent to be confirmed

Council tax

Band C


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



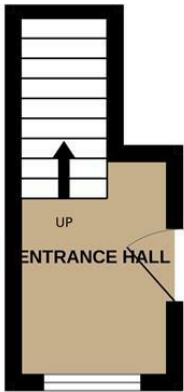
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales	EU Directive 2002/91/EC 	

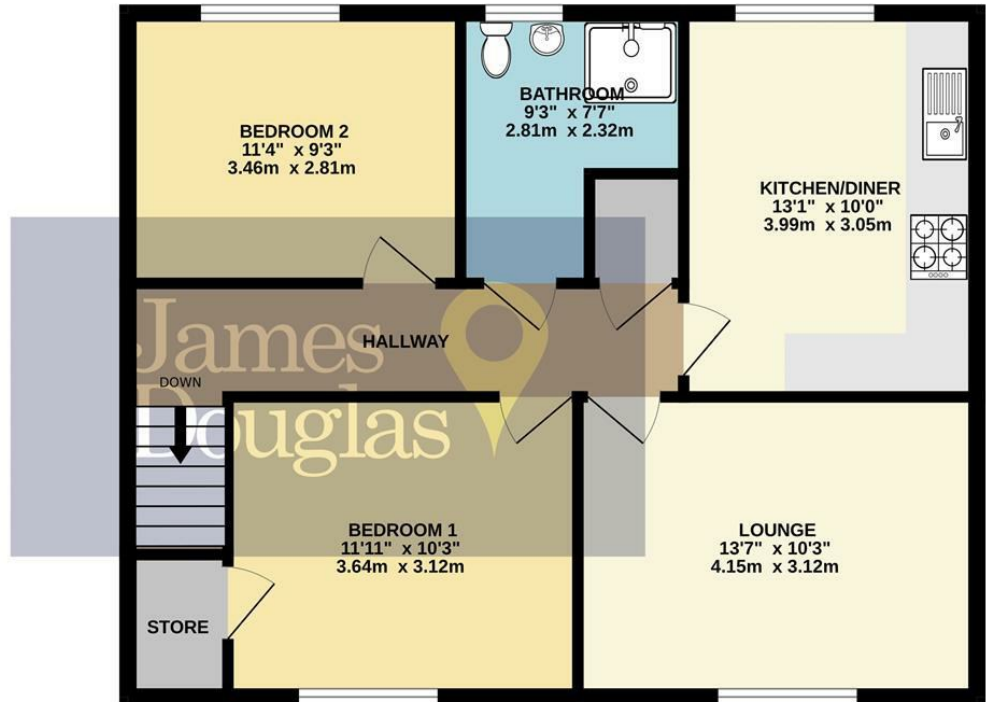
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

ENTRANCE FLOOR



FIRST FLOOR



Whilst every attempt 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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