



Flat 5 Ty Trist House Golden Mile View Newport



WELL PRESENTED TOP FLOOR TWO BEDROOM FLAT

- NO ONWARD CHAIN
- CLOSE TO ALL MAJOR ROAD LINKS AND RAIL TRANSPORT
- TWO DOUBLE BEDROOMS
- LOCATED ON THE TOP FLOOR
- SPACIOUS LOUNGE/DINER
- MODERN FITTED KITCHEN
- SECURE INTERCOM SYSTEM
- ALLOCATED PARKING
- NEAR TO LOCAL AMENITIES
- PERFECT BUY-TO-LET OR FRIST TIME BUY OPPORTUNITY

Chain Free £124,500



CARDIFF

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02920 456 444



NEWPORT

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01633 212 666



PONTYPRIDD

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Golden Mile View, Newport, NP20 3QA

Introduction

A fantastic opportunity to purchase this two bedroom top floor flat situated just off Bassaleg Road in Newport, offering easy access to excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 being just around the corner, providing an easy commute to neighbouring towns and cities.

On entering the flat, the hallway leads off to a spacious lounge/diner, kitchen with integrated appliances, bathroom and two double bedrooms with built-in wardrobes. There is also one allocated parking space and a secure intercom system.

Tenure

Leasehold. We are advised the lease was 125 years from January 2004, meaning approximately 104 years remaining. Annual costs equate to approximately £1570 however all figures should be confirmed by your solicitor

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	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source
Plan produced using PlanUp.