



## Cwrt Maes Y Llyn, guide price £125,000- £130,000

- Highly sought-after development
- Two double bedroom first floor apartment
- Spacious open-plan living area
- Modern fitted kitchen
- Excellent transport links
- Allocated parking space and Visitor Parking
- EPC Rating: B



**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## About the property

Situated within the highly desirable Cwrt Maes Y Llyn development, this beautifully presented two-bedroom first-floor apartment offers modern, low-maintenance living in a convenient Newport location. Close to a range of local amenities, excellent transport links and commuter routes, the property is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious open-plan living, dining and kitchen area. Designed with modern lifestyles in mind, this versatile space provides the perfect environment for relaxing, entertaining guests or working from home.

The kitchen is thoughtfully laid out with ample cupboard storage and generous worktop space, offering both practicality and style for everyday living.

There are two well-proportioned double bedrooms, providing comfortable accommodation and flexibility for a guest bedroom, nursery or home office. A contemporary family bathroom completes the internal accommodation.

Externally, the property benefits from an allocated parking space, together with additional visitor parking, adding to the convenience and appeal of this attractive development.

Combining a sought-after location, spacious accommodation and excellent local amenities, this fantastic apartment presents an outstanding opportunity for a wide range of buyers.





## Accommodation

Hall

Bedroom One

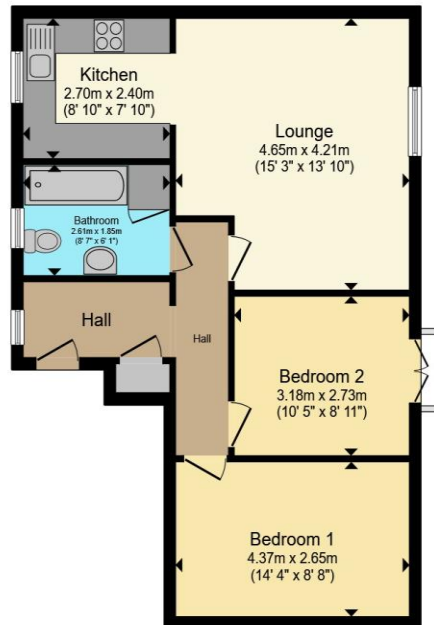
Bedroom Two

Living Room

Kitchen

Family Bathroom

## Floorplan



**Floor Plan**

Total floor area 60.9 sq.m. (656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

Pinkmove

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

