





Flat 3 Devonia House, NP19 0NQ

£135000.00

Virtual Tour: <https://bit.ly/>

#### Communal Entrance

Enter via security door, communal entrance is in well maintained condition, stairs leading to other floors, access to the main residence

#### Entrance Hallway

Enter property via wooden door, x2 storage cupboard, intercom for main door, x2 UPVC double glazed window to fore, radiator, doors leading to:

#### Kitchen/Living Room

Range of high gloss wall and base units with work surfaces over, stainless steel sink drainer with hot and cold mixer tap, integral electric oven with x4 ceramic hob and extractor fan over, space for white goods to include plumbing for washing machine, side aspect UPVC double glazed window, through to living area, x2 radiators, double glazed window to side, UPVC patio doors to rear leading on to small balcony

#### Bedroom 1

Double glazed UPVC windows to rear, radiator

#### Bedroom 2

Side aspect double glazed UPVC windows, radiator

#### Bathroom

Vinyl flooring, part tiled walls, pedestal wash basin with hot and cold mixer tap, low level WC with dual push button flush, bath with hot and cold taps, electric shower over, extractor fan, single radiator





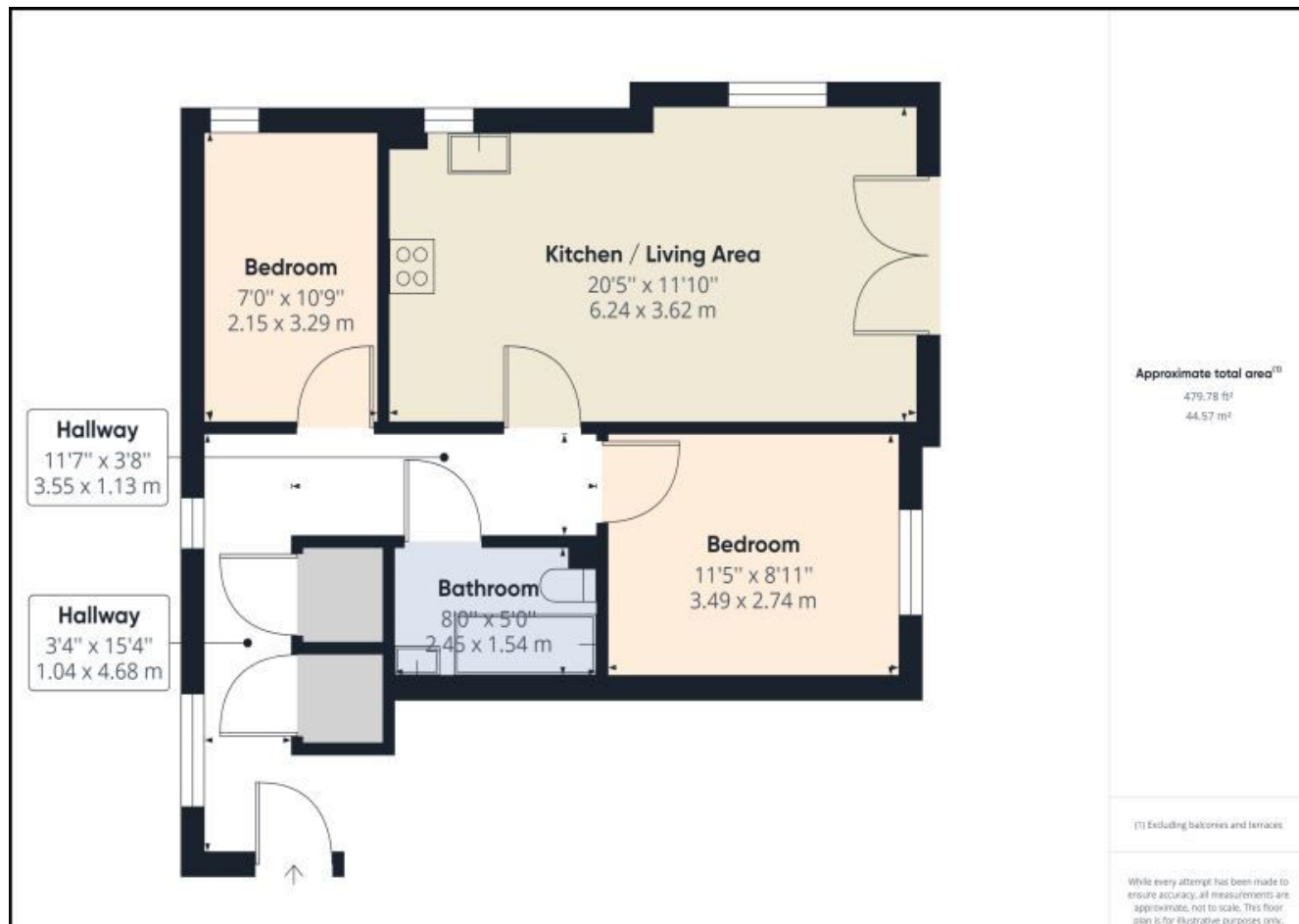
**\*TENANT-IN-SITU\*** Fortis are pleased to introduce this attractive two-bedroom apartment on Rodney Road in Newport.

Fortis are pleased to introduce this attractive two-bedroom apartment on Rodney Road in Newport. This residence boasts a convenient proximity to Newport City Centre and Friars Walk Shopping Centre, both easily accessible by foot. Additionally, it offers excellent connectivity to the M4, making it ideal for commuters. Situated on the ground floor, the property comprises two double bedrooms, large open plan kitchen/living room and size-able family bathroom, it also offers the added advantage of a dedicated parking space and balcony to the rear. The accommodation is being with sold tenant in situ.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Leasehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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