



49 Ariel Reach, Newport

Newport

£250,000

FORTIS
Estate Agents



49 Ariel Reach

Newport, Newport

Spacious four bedroom, two bathroom townhouse on a corner plot with gardens, modern kitchen, Juliette balcony, and no chain. Ideal for families or entertaining. Ready to move in.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Chain Free
- Four Bedrooms
- Two Bathrooms
- Three Storey Townhouse
- Modern Kitchen & Bathroom
- Juliette Balcony off Lounge



Entrance Hall

Accessed via front door with inset double glazed frosted window, single paneled radiator, ceiling light point, stairs to the first floor, doors to:

Guest WC

A modern cloakroom comprising low level WC with push button dual flush, wash hand basin with tiled splash back, ceiling light point, extractor, radiator, wood effect flooring.

Living Room

A good sized living room with double glazed window to the side, double glazed patio doors to the garden, ceiling light point, radiator, TV aerial point.

Kitchen Dining Room

A well appointed room fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with cooker hood above, double glazed side and rear windows, tile effect flooring, radiator, ample pace for dining table and chairs.

First Floor Landing

Ceiling light point, stairs to the second floor, doors to:

Bedroom One

Double glazed double doors to the rear with Juliette balcony, ceiling light point, radiator, double glazed side aspect window.

Bedroom Two

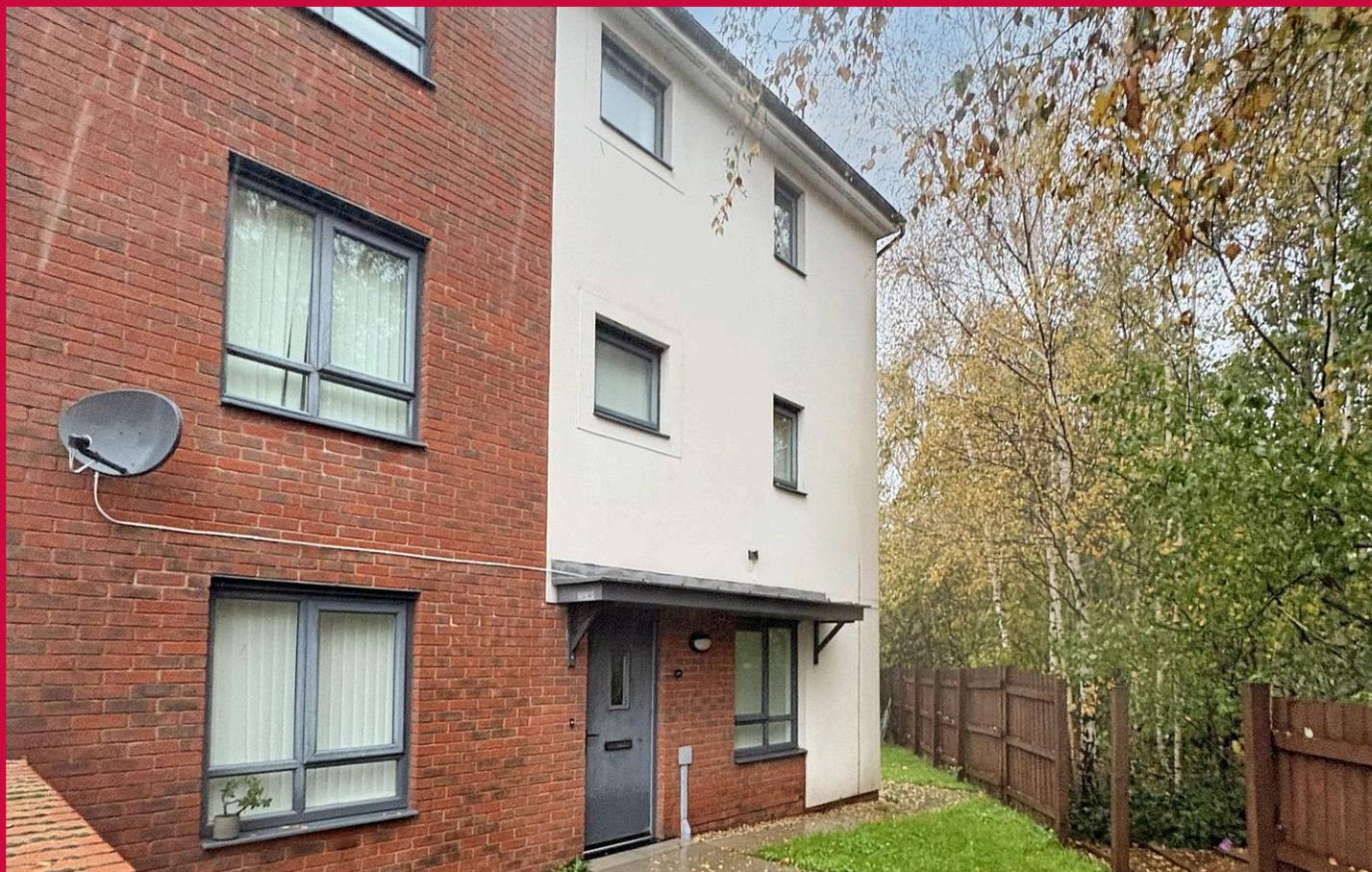
A dual aspect room with double glazed front and side aspect windows, ceiling light point, radiator.

Bathroom

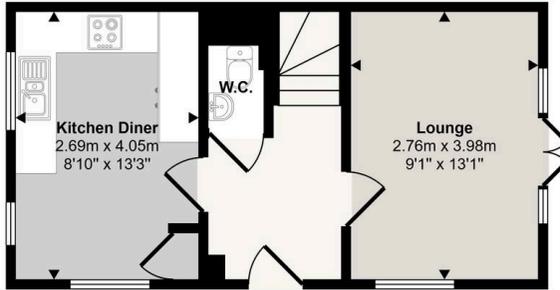
A modern three piece suite comprising panel enclosed bath with mixer taps and shower over, tiled surround and glass shower screen. Low level WC, wash basin with mixer tap and tiled splash back, wood effect flooring, double glazed frosted window.

Second Floor Landing

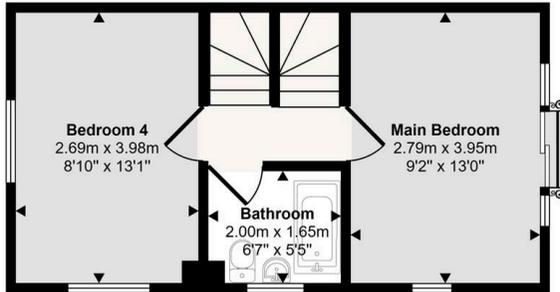
Ceiling light point, doors to:



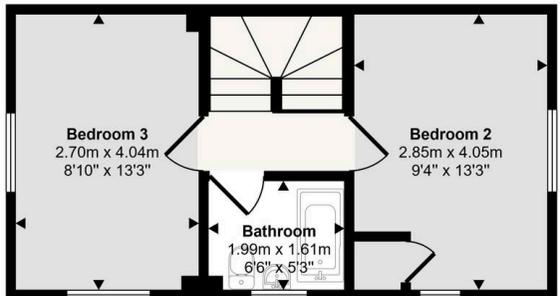
Approx Gross Internal Area
93 sq m / 1005 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft



First Floor
Approx 31 sq m / 331 sq ft



Second Floor
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.