



Hawkins Crescent, offers in the region of £110,000

- Ideal first-time purchase or investment opportunity
- Generous lounge/dining room
- Two Balconies
- Spacious three-bedroom first-floor flat
- Close to local amenities, schools and transport links
- Convenient access to Newport Retail Park and Celtic Manor



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About the property

Perfect for first-time buyers and investors, this spacious three-bedroom first-floor apartment is ideally situated on the popular East Side of Newport, offering excellent access to a wide range of local amenities, transport links and the M4 motorway.

The property is conveniently located close to Junction 24 of the M4, making it particularly well suited to commuters. A selection of local schools, regular bus routes, shopping facilities at Newport Retail Park and the renowned Celtic Manor Resort are all within easy reach.

The well-proportioned accommodation briefly comprises a private entrance hallway with stairs leading to the first floor, where an inner hallway provides access to all principal rooms.

The generous lounge/dining room offers an excellent space for both relaxing and entertaining, with a front-facing window providing natural light and access to the balcony.

The separate kitchen provides a practical range of storage and workspace, with additional storage cupboards and further access to another balcony.

There are three well-sized bedrooms, all accessed from the inner hallway, together with a family bathroom fitted with a bath and shower over.



Accommodation

Private Entrance

Hallway

Kitchen

Living Room

16' 9" x 9' 6" (5.11m x 2.90m)

Balcony

Bedroom One

13' 9" x 9' (4.19m x 2.74m)

Bedroom Two

9' 10" x 7' 3" (3.00m x 2.21m)

Bedroom Three

11' 6" x 6' 7" (3.51m x 2.01m)

Bathroom

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 82.2 m² (885 sq.ft.) approx

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