



12 Maes Morfa, Newport

£215,000

Terraced Property • 3 Bed, Lounge, Kitchen, Utility, Bathroom, Attic Room • Solar Panels and Log Burner • Low Maintenance Rear Garden • Short Walk to Local Amenities





Council Tax band: C

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B





Hallway

6' 1" x 23' 7" (1.86m x 7.20m)

Living Room

9' 8" x 14' 4" (2.94m x 4.36m)

Kitchen

11' 0" x 10' 4" (3.35m x 3.15m)

Landing

5' 10" x 9' 5" (1.79m x 2.87m)

Bathroom

7' 5" x 5' 4" (2.25m x 1.63m)

Bedroom 1

12' 0" x 11' 10" (3.65m x 3.61m)

Bedroom 2

11' 1" x 13' 1" (3.37m x 3.98m)

Bedroom 3

5' 10" x 9' 9" (1.78m x 2.98m)

Attic Room

20' 9" x 12' 9" (6.33m x 3.89m)





REAR GARDEN





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1091 ft²
101.4 m²

Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

