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## Cardiff Road

**Guide Price £280,000 to £290,000**

- Three Bedrooms
- Enclosed Rear Garden
- Two Reception Rooms
- Garden Office
- Bay Windows
- Front and Rear Gardens
- Close To Schools, Shops and Amenities with Excellent Transport Links
- EPC Rating: Awaited



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## About the property

This three-bedroom detached home is located on the sought-after Cardiff Road in Newport, offering a perfect blend of comfort and convenience.

The ground floor features two spacious reception rooms, with the front room boasting an elegant bay window that floods the space with natural light. To the rear a modern kitchen opens out onto an enclosed garden, creating an ideal setting for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, two of which benefit from en suite shower rooms, while all share a stylish family bathroom. The enclosed rear garden is designed for low maintenance, featuring a combination of patio and astro turf, and includes a versatile garden office outbuilding—perfect for remote working or hobbies. A neat front garden adds to the property's kerb appeal.

Situated in a prime location, the home is within easy reach of local shops, highly regarded schools, and excellent transport links. Cardiff Road provides quick access to Newport city centre, the M4 motorway, and regular bus routes, making commuting to Cardiff and surrounding areas effortless. Nearby amenities include supermarkets, cafes, and leisure facilities, ensuring everything you need is close at hand.







## Accommodation

### Living Room

15' 10" x 12' ( 4.83m x 3.66m )

### Reception Room

12' 11" x 12' ( 3.94m x 3.66m )

Max Measurements

### Kitchen

11' 8" x 7' 4" ( 3.56m x 2.24m )

### Garden Office

12' 3" x 7' 3" ( 3.73m x 2.21m )

### Bedroom 1

12' 11" x 12' 2" ( 3.94m x 3.71m )

Max Measurements

### En-Suite 1

3' 1" x 7' 11" ( 0.94m x 2.41m )

### Bedroom 2

12' 11" x 12' 1" ( 3.94m x 3.68m )

Max Measurements

### En-Suite 2

2' 11" x 7' 11" ( 0.89m x 2.41m )

### Bedroom 3

8' 11" x 7' 5" ( 2.72m x 2.26m )

Max measurements

### Bathroom

8' 3" x 7' 5" ( 2.51m x 2.26m )

Max Measurements

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## Floorplan

### Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



### First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 112.8 sq. metres (1214.7 sq. feet)  
**270 Cardiff Road**

## Important Information

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