

# Newfoundland Road

CARDIFF, CF14 3LD

**GUIDE PRICE £390,000**

**Hern &  
Crabtree**





# Newfoundland Road

Nestled in a sought-after spot on Newfoundland Road, this delightful mid-terrace period property offers a perfect blend of classic character and modern convenience. Ideally located within a short walking distance to a wide range of amenities including supermarkets, cafés, and restaurants, this home provides excellent access to everything you need. Public transport links are just moments away, with bus routes connecting you to the wider city, and the University Hospital of Wales is within walking distance.

For those who enjoy outdoor activities, the famous Taff Trail is also within easy reach, offering beautiful walks and cycling routes along the river.

Inside, the property features two spacious reception rooms, providing ample living space and flexibility for a variety of uses. The ground floor also benefits from a convenient cloakroom, perfect for guests. The kitchen-dining room is a light and airy space, ideal for family meals and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, providing plenty of room for the whole family, along with a family bathroom. Additionally, there's a dedicated home office, perfect for remote working or study.

The enclosed rear garden offers a private outdoor retreat, providing a peaceful space to relax or entertain.

With its fantastic location, spacious layout, and versatile living areas, this home is a rare find. Don't miss the chance to make it yours!

- Period terrace home
- Ground floor cloakroom
- Close to amenities and transport links
- Enclosed rear garden
- Council Tax Band - D
- Three bedrooms plus home office
- Brilliant location
- UHW nearby
- EPC - D



**1348.00 sq ft**

### Entrance Hall

Entered via composite door with obscure glazed panel, additional obscure glazed panels to either side. Coved ceiling, radiator, stairs to the first floor, wooden flooring. Under stair storage space. Doors to:

### Living Room

15'7 x 11'2  
Double glazed bay window to the front, radiator, coved ceiling, ceiling rose. Fireplace with wooden mantel and surround, marble backing, electric fire.

### WC

2'5 x 6'1  
WC, wash hand basin, laminate flooring.

### Reception room

15'2 x 12'9 max  
Double glazed patio doors to the rear garden, coved ceiling, ceiling rose, wood flooring. Electric fireplace, radiator.

### Kitchen

14'3 x 9'10  
Double glazed windows to the side, double glazed patio door to the side. Open arch to the diner extension. Fitted with a matching range of wall and base units with complimentary work tops over, tiled splash back. 1.5 bowl 'Quartz' sink and drainer with mixer tap. Integrated five ring gas hob. Electric oven and grill. Integrated microwave. Integrated fridge freezer. Integrated washing machine, integrated dishwasher, integrated wine cooler. Laminate flooring.

### Dining Room

9'7 x 8'0  
Double glazed patio doors to the rear, vertical radiator, laminate flooring.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, built-in storage cupboards/wardrobes. Doors to:

### Bedroom One

15'7 x 13'8 max  
Double glazed bay window to the front, wood laminate flooring. Coved ceiling, dado rail, loft access hatch. Built-in wardrobes. Bay bench seating.

### Bedroom Two

12'10 x 11'6  
Double glazed window to the rear, wood laminate flooring. Coved ceiling, ceiling rose, dado rail, built-in wardrobe. Radiator.

### Bedroom Three

9'11 x 11'6 max  
Double glazed window to the rear, radiator, coved ceiling, fireplace, laminate flooring. Cupboard housing combination boiler.

### Home Office

6'11 x 6'8  
Double glazed window to the front, coved ceiling, laminate flooring.

### Bathroom

5'6 x 7'6  
Double obscure glazed window to the side. Tiled walls, laminate flooring. WC, wash hand basin, bath with integrated shower. Heated towel rail.

### External

### Front

Forecourt with path to the front door, decked to either side.

### Rear Garden

Decking, artificial lawn area accessed from the second reception room. Garage with access to the rear lane. Gate to rear lane. Mature flower bed and planters. Cold water tap.

### Garage

Accessed from rear lane and access to garden.

### Additional Information

We have been advised by the vendor that the property is Freehold.  
EPC - D  
Council Tax Band - D

### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







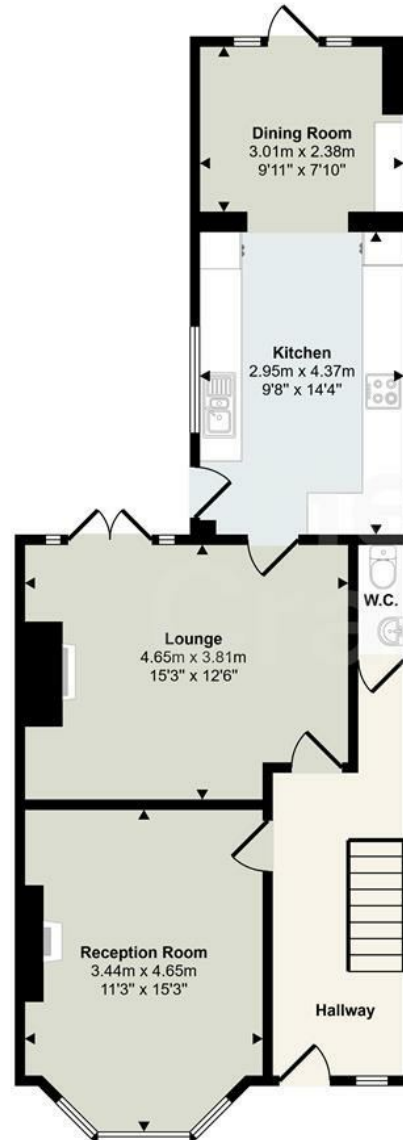








Approx Gross Internal Area  
125 sq m / 1348 sq ft



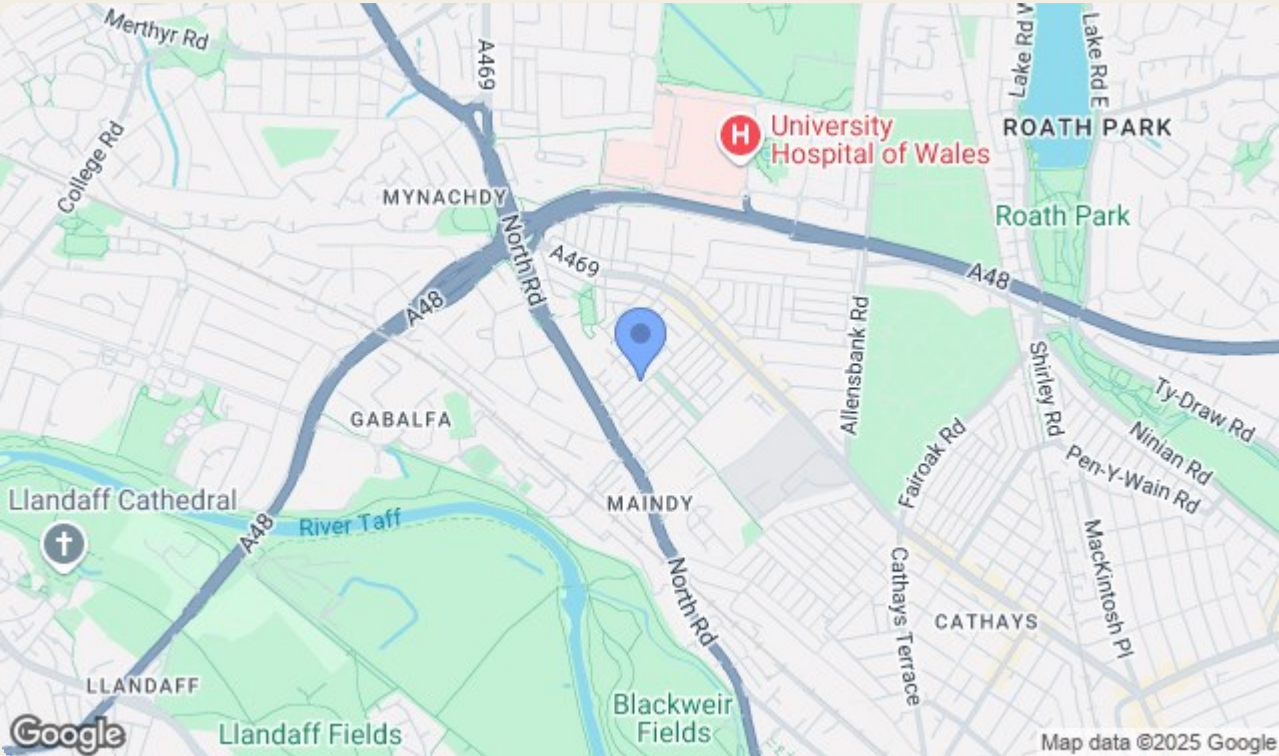
**Ground Floor**  
Approx 66 sq m / 712 sq ft



**First Floor**  
Approx 59 sq m / 636 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.

Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) 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 |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.