



Newlyn Newport Road
Cardiff, CF3 5TX

Watts
& Morgan



Newlyn Newport Road

Old St. Mellons, Cardiff, CF3 5TX

£440,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented three bedroom detached family home located in the popular location of Old St Mellons. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, dining room, living room, kitchen, utility room and ground floor cloakroom. First floor landing; two spacious double bedrooms, a spacious single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking beyond which is an integral single garage, beautifully landscaped front and rear gardens. EPC Rating; 'E'.

Directions

Cardiff City Centre – 5.4 miles

M4 Motorway – 2.7 miles

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed wooden door with stained glass panels into a porch benefitting from tiled flooring. A second stained glass wooden door with stained glass side panels leads into a welcoming hallway enjoying parquet wood block flooring, decorative plate rails and a carpeted staircase leading to the first floor.

The box bay fronted dining room enjoys continuation of wood block flooring, a ceiling rose and a large uPVC double glazed box bay window with obscured stained glass panels to the front elevation.

The living room benefits from continuation of wood block flooring, a central feature gas fireplace with a marble surround and hearth and a set of uPVC double glazed French doors with double glazed windows to the side providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Neff' appliances to remain include; an electric oven/grill, a 4-ring gas hob with an extractor fan over, a dishwasher and a fridge. The kitchen further benefits from tiled flooring, tiled walls, a stainless steel sink with a mixer tap over, a cupboard housing the wall-mounted 'Worcester' combi boiler and a uPVC double glazed window to the rear elevation.

The rear lobby benefits from continuation of tiled flooring, tiled walls, recessed ceiling spotlights and a double glazed uPVC door providing access to the rear garden.

The utility room provides space and plumbing for freestanding white goods and further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a loft hatch providing access to loft storage.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a floating wash hand basin and a WC. The cloakroom further benefits from tiled flooring, tiled walls and an obscured uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, picture rails, a feature double glazed stained glass uPVC window to the side elevation and a loft hatch providing access to the loft space.

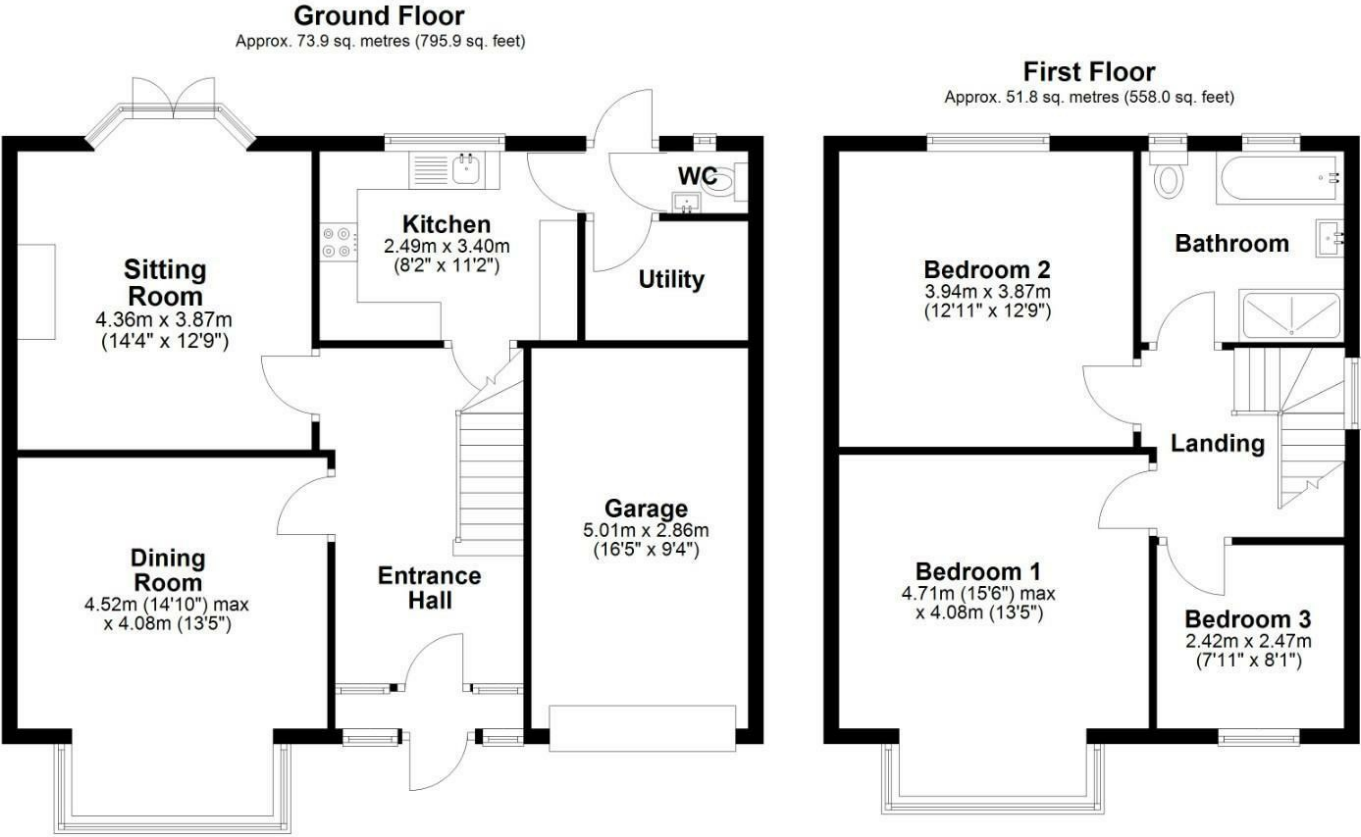
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, picture rails and a uPVC double glazed bay window with stained glass panels to the front elevation.

Bedroom two is another generously sized double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom three (currently used as a home office) benefits from carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: a panelled bath, a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a floor-mounted towel radiator and two obscured uPVC double glazed windows to the rear elevation.





Total area: approx. 125.8 sq. metres (1353.9 sq. feet)

GARDEN & GROUNDS

Newlyn is approached off the road onto a private driveway providing off-road parking for several vehicles beyond which is an integral single garage. The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The landscaped, spacious rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees, a patio area and a decked area provide ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected.
Freehold.
EPC Rating; 'E'.
Council Tax is Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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