



Newport Road, Rumney

CARDIFF

£475,000

- Council Tax Band - E
- Stunning Throughout
- Detached
- Superb Kitchen/Family Room
- EPC Rating: E



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## Accommodation

### Entrance

Enter via the stained glass front door into the hallway. Original tiled floor. Double glazed lead windows to front and side. Stairs to first floor. Cast iron radiator. Under stairs storage. Access to the kitchen/family room and the lounge.

### Lounge

12' 3" x 12' 2" ( 3.73m x 3.71 m )  
Double glazed lead window to front. Original cast iron fire place with tiled surround. Parquet flooring Radiator. Original coving.

### Reception 2

12' 4" x 12' 4" ( 3.76m x 3.76m )  
Two frosted windows to side. Double glass panelled doors to kitchen/family room. Feature fire place with inset log burner. Carpet. Radiator. Original coving.

### Kitchen/family Room

24' x 22' 5" ( 7.32m x 6.83m )  
Double glazed bifold doors overlooking the private garden. Two Upvc double glazed windows to side. Four skylights. Spotlights to ceiling. Tiled floor with under floor heating. A range of modern white gloss wall and

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.