



## Newport Road, offers over £280,000

- OFF ROAD PARKING TO THE REAR
- TRADITIONAL FEATURES
- THREE RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE
- CLOSE TO COMMUTER LINKS
- WITHIN WALKING DISTANCE TO RETAIL PARKS
- CLOSE TO LOCAL TRANSPORT LINKS



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  2
  3





## About the property

This spacious property briefly comprises entrance hall, three separate reception rooms, shower room, kitchen, three good size bedrooms and off road parking located to rear.

## Accommodation

### Entrance Hall

### Living Room

13' 5" max x 11' 10" max ( 4.09m max x 3.61m max )

### Lounge

10' 7" Max x 8' 9" Max ( 3.23m Max x 2.67m Max )

### Dining Room

12' 7" max x 9' 7" max ( 3.84m max x 2.92m max )

### Shower Room



## Kitchen

7' 7" x 6' 7" ( 2.31m x 2.01m )

## Rear Garden

12' 9" max x 9' 5" max ( 3.89m max x 2.87m max )

## Landing

## Bedroom One

12' 7" x 13' 5" ( 3.84m x 4.09m )

## Bedroom Two

10' 7" x 8' 10" ( 3.23m x 2.69m )

## Bedroom Three



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## Floorplan



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