



NEWPORT ROAD

CARDIFF



4



3



1,501

£ 550,000

# NEWPORT ROAD CARDIFF, CF3 4LJ

JeffreyRoss are proud to bring to the market this DETACHED 4 DOUBLE BEDROOM, NEW BUILD, OFF MARKET OPPORTUNITY located on the outskirts of Cardiff just off Newport Road. This new build family home is due for completion this Summer 2024 and briefly comprises an impressive Open plan kitchen living and dining space with bi-folding doors onto both the garden and courtyard. The ground floor further benefits 2 large double bedrooms both with en-suites and separate WC. To the first floor are a further 2 double bedrooms and bathroom. Outside benefits driveway parking and family garden. The property is offered to the market with no ongoing chain and if a buyer is introduced early enough then they would have the option to pick their own kitchen colour.

Please get in touch with our Roath Office for further details. Viewings are strictly by appointment.

**ENTRANCE**  
**OPEN PLAN KITCHEN / DINER / LIVING ROOM**  
14m x 4.5m widest points (45'11" x 14'9" widest points)

**MASTER BEDROOM** - 4.3m x 3.4m (14'1" x 11'1")

**ENSUITE** - 3.4m x 1.5m (11'1" x 4'11")

**WC** - 0.75m x 2m (2'5" x 6'6")

**BEDROOM TWO** - 6m x 3.3m widest points (19'8" x 10'9" widest points)

**ENSUITE** - 2m x 1m (6'6" x 3'3")

## TO THE FIRST FLOOR

**BEDROOM THREE** - 3m x 4m (9'10" x 13'1")

**BEDROOM FOUR** - 3m x 4.5m (9'10" x 14'9")

**WC** - 1.9m x 1.4m (6'2" x 4'7")

**DRIVEWAY** - Parking for two vehicles

**GARDEN**  
Access from the kitchen via Bi-Folding doors. Fenced boundary.

**COURTYARD**  
Accessed off living area.

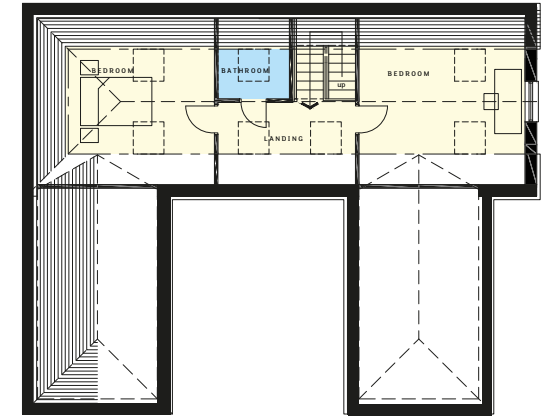
**TENURE**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX** - Band - TBC

**EPC** - New build - Rating to be confirmed.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LJ**  
SIZE - 139.50 m<sup>2</sup> / 1,501 SQFT



**PROPERTY  
SPECIALIST**  
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