



NEWPORT ROAD


OLD ST. MELLONS







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OLD ST. MELLONS, CF3 5TX - £440,000

 3 bedroom(s)

 2 bathroom(s)

 1367.00 sq ft

JeffreyRoss are pleased to bring to the market this impressively sized and very well presented three bedroom detached family home within walking distance to St John's college. The property has been very well maintained and briefly comprises entrance porch, large entrance hallway with doors to bay fronted living room, formal dining room, kitchen and internal door to the garage. The kitchen leads onto a utility room and downstairs WC, doors lead to a good size family garden from the utility and dining room. To the first floor are three bedrooms and family bathroom, with the second bedroom benefiting an ensuite with built in shower and WC. This property offers further potential in the loft and above the garage subject to the necessary planning permission.

Our clients are looking to downsize and would consider renting, so this property is currently offered with no onward chain. Get in Touch with our Llanishen office to arrange your viewing.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

Elliott@jeffreycross.co.uk


02920 499680

Director







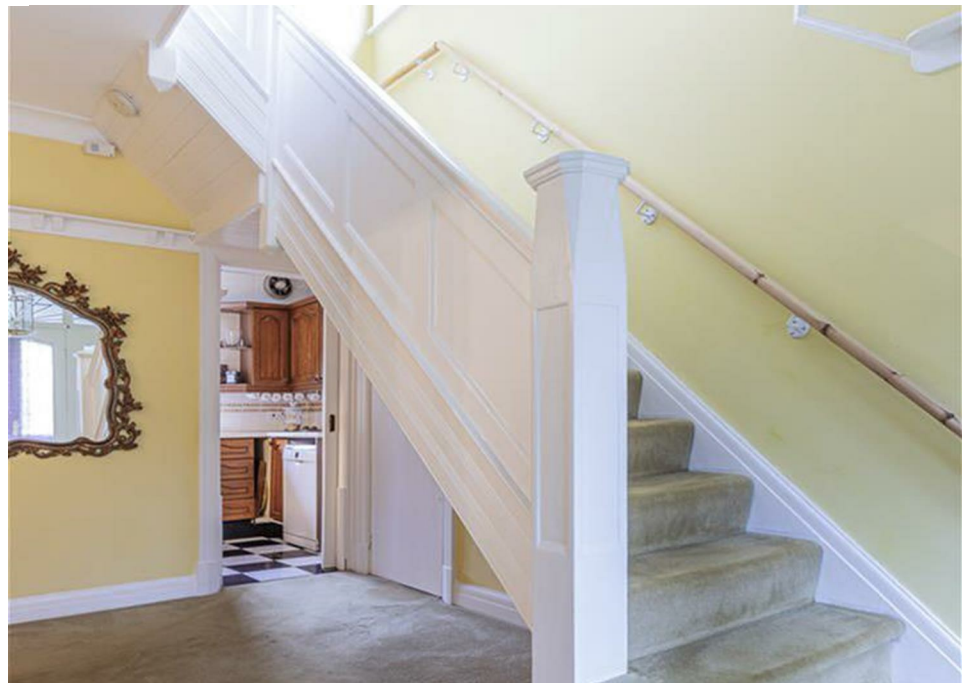
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE PORCH

ENTRANCE HALLWAY

BAY FRONTED LIVING ROOM
4.54m x 4.12m (14'10" x 13'6")

DINING ROOM
4.59m x 3.86m (15'0" x 12'7")

KITCHEN
2.41m x 3.42m (7'10" x 11'2")

UTILITY
2.53m x 2.17m (8'3" x 7'1")

DOWNSTAIRS WC
0.71m x 1.17m (2'3" x 3'10")

TO THE FIRST FLOOR

LANDING

BEDROOM ONE
4.70m x 4.08m (15'5" x 13'4")

BEDROOM TWO
3.19m x 3.80m (10'5" x 12'5")

ENSUITE
1.46m x 1.73m (4'9" x 5'8")

BEDROOM THREE
2.37m x 2.47m (7'9" x 8'1")

BATHROOM
2.43m x 1.79m (7'11" x 5'10")

GARAGE
5.09m x 2.08m (16'8" x 6'9")
Access via internal door as well as up and over door to the front.

GARDEN
Impressive front and rear garden with side access mainly laid to lawn with good size patio area and brick built storage sheds.

DRIVEWAY
Parking for 2 cars

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

COUNCIL TAX

Band -

ADDITIONAL INFORMATION

The property offers so much potential in the loft space and above the garage.
Walking distance to St John's College
Great commuter links in and out of the City Centre
Double glazed and Combi boiler.
Potentially No onward chain

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Detached family home that offers so much potential to extend and put your own stamp on it given the size of the plot and room above the garage,

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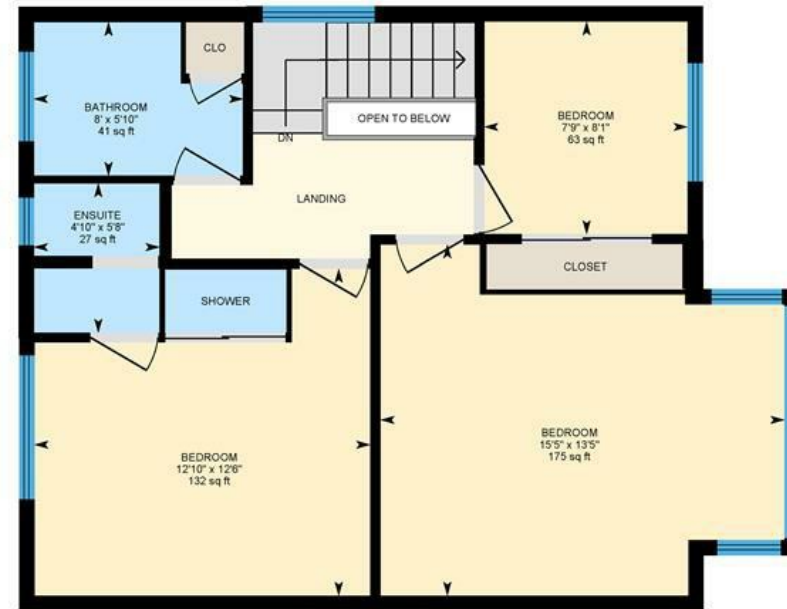
Comments by Mr Elliott Hooper-Nash

Wentloog, Old St. Mellons, CRF

Main Building: Total Interior Area 1217.29 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross