

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

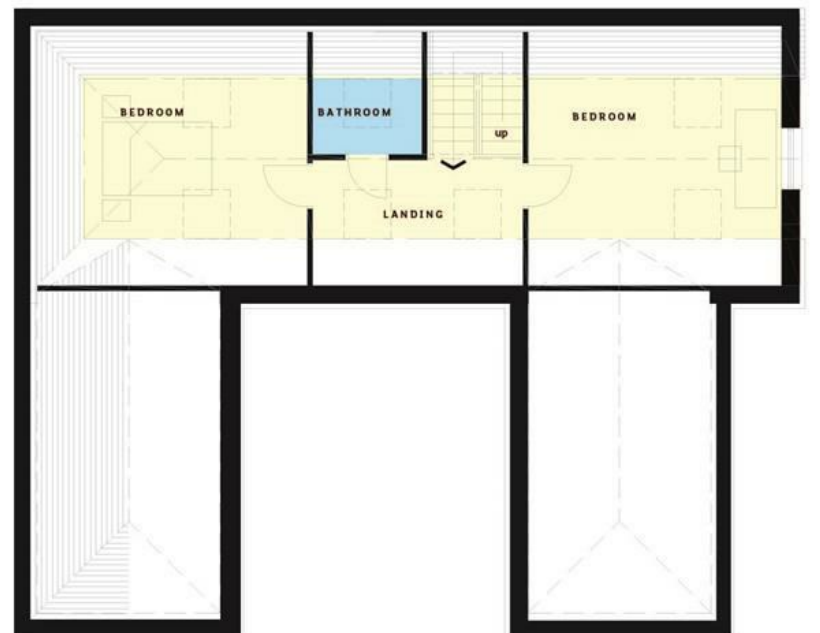


NEWPORT ROAD

RUMNEY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LJ
SIZE - 139.50 m² / 1,501 SQFT



Brand new 4 bedroom detached property with ground floor and first floor bedrooms.

Comments by - Mr Elliott Hooper-Nash



NEWPORT ROAD

RUMNEY, CF3 4LJ - ASKING PRICE - £430,000



4 Bedroom(s)



3 Bathroom(s)



1501.00 sq ft

Welcome to this stunning new build detached family home located on Newport Road in Rumney, Cardiff. This beautiful property offers a spacious 1,501 sq ft of living space, perfect for a growing family or buyer downsizing.

As you step inside, you are greeted by a bright and airy open plan layout, seamlessly connecting the modern living area, kitchen, and dining room. The property boasts 4 bedrooms and 3 bathrooms, providing ample space for everyone in the household.

One of the standout features of this home is the bi-folding doors that lead out to two garden areas, allowing you to enjoy indoor-outdoor living during the warmer months. Imagine hosting family gatherings or simply relaxing in your own private outdoor space.

Convenience is key with parking available for 2 vehicles on the driveway, ensuring you never have to worry about finding a spot on the street. The property's new build status means you can enjoy the benefits of modern construction and design, offering both style and functionality.

Don't miss out on the opportunity to make this new build bungalow your dream home. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Newport Road.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





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.

Additional Information
10 year New build warranty
Completion Summer 2024
Short distance to St John's College



| 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  | |



