



## 326 Newport Road, Cardiff, CF24 1RT £275,000

Located on Newport Road, this three bedroom house is currently let .

The property has the benefit of UPVC double glazing and gas fired central heating. Newport Road offers a wealth of amenities and is just a short walk to the city centre.

The accommodation briefly comprises: Entrance hallway, two bedrooms to the ground floor, kitchen/living room. To the first floor there are three bedrooms and a bathroom. Large Rear Garden with Parking Spaces for 4.

Entrance Hallway 20'5 x 5'4 max (6.22m x 1.63m max )

Room 1 13'4 x12'0 (4.06m x3.66m)

Room Two 11'2 x 9'10 (3.40m x 3.00m)

Kitchen/Living Area 23'5 x 10'0 (7.14m x 3.05m)

Landing 18'0 x 5'5 (5.49m x 1.65m)

Bedroom Three 11'0 x 15'8 (3.35m x 4.78m)

Bedroom Four 11'2 x 9'9 (3.40m x 2.97m)

Bathroom 8'5 x 6'10 (2.57m x 2.08m)

Bedroom Five 10'4 x 9 '10 (3.15m x 2.74m '3.05m)

## Floor Plan



## Area Map

## PEN-Y-LAN A48 (92 plus) A 86 В Colchester Ave Parc 52 Tredelerch The Gym Gro Not energy efficient - higher running costs Cardiff Newport R **England & Wales** EU Directive 2002/91/EC Marlborough Rd Albany Rd Environmental Impact (CO<sub>2</sub>) Rating Boulders Newport Road (92 plus) 🔼 (81-91) Tremorfa Park **England & Wales** Map data @2024 Google

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