



3 BEDROOMS

1 BATH + WC

FRONT AND REAR  
GARDENS

IDEAL FAMILY  
HOME

END OF TERRACE

945 SQFT

**Guide Price £190,000-£200,000**

This property, a cherished family home for many years, is being sold with the significant advantage of NO ONWARD CHAIN, ensuring a smoother and potentially quicker transaction for its new owners.



02920 797919  
808 Newport Road,  
Rumney, CF3 4FH  
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## FRONT

Enclosed front garden with low level brick built wall and hedge surrounding, lawn with concrete path leading to front door. Side access to rear garden.



### ENTRANCE HALL

Welcoming entrance via a PVC front door, carpeted flooring, papered walls, textured ceiling, and window to side aspect, carpeted staircase to first floor.



### GROUND FLOOR WC

Convenient ground floor WC with toilet, radiator, carpeted flooring, papered walls, polystyrene tile ceiling, and front aspect window.



### LIVING ROOM

A bright and spacious reception room featuring two front aspect windows, a central fireplace, radiator, textured ceiling, and papered walls.



### DINING ROOM

Rear aspect window with views of the garden, carpeted flooring, tiled ceiling, and papered walls.



### KITCHEN

Kitchen cupboards, room for the oven and a fridge/freezer. Direct access to the rear garden, carpeted flooring, textured ceiling, and papered walls. Side aspect window. Built in cupboard housing the combi boiler.





### **BEDROOM 1**

Front aspect window, carpeted flooring, and textured walls and ceiling.



### **BEDROOM 2**

Rear aspect window, carpeted flooring, textured walls and ceiling, radiator, and built-in storage cupboard.



### **BEDROOM 3**

Front aspect window, carpeted flooring, textured walls and ceiling, radiator, and built-in storage cupboard.



### **SHOWER ROOM**

Well-appointed with vinyl flooring, plastered ceiling, accessible shower, close couple WC, and pedestal wash hand basin, radiator, tiled splashbacks, and side aspect window.



### **LANDING**

Carpeted flooring, textured walls and ceiling, side aspect window, and loft access





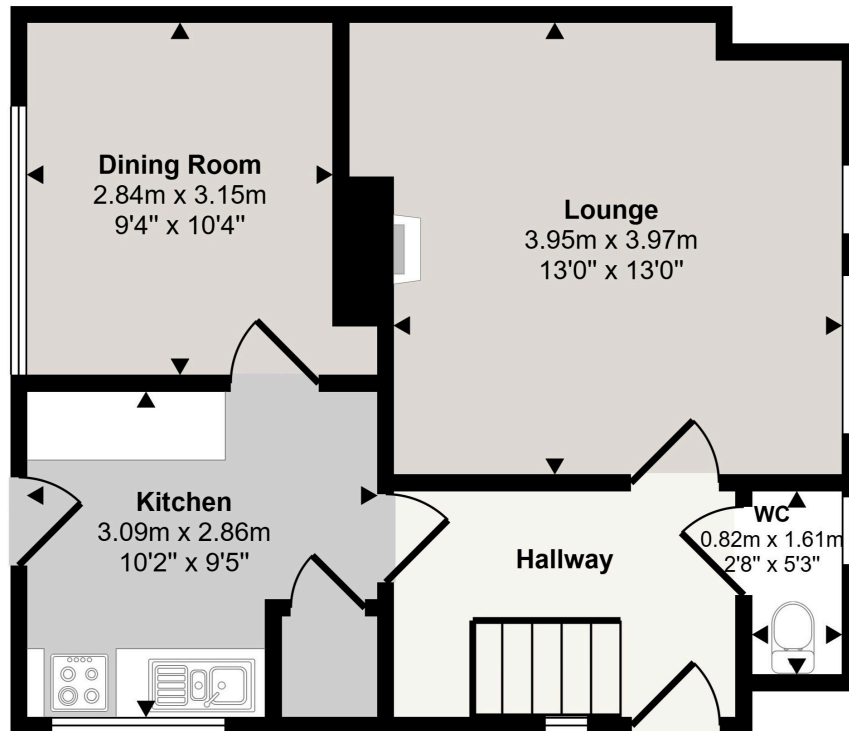
## REAR GARDEN

Rear garden enclosed with fenced boundaries, steps leading down to lawn, concrete path leading to outhouse and to rear of garden, mature shrub, access to front of property via side gate



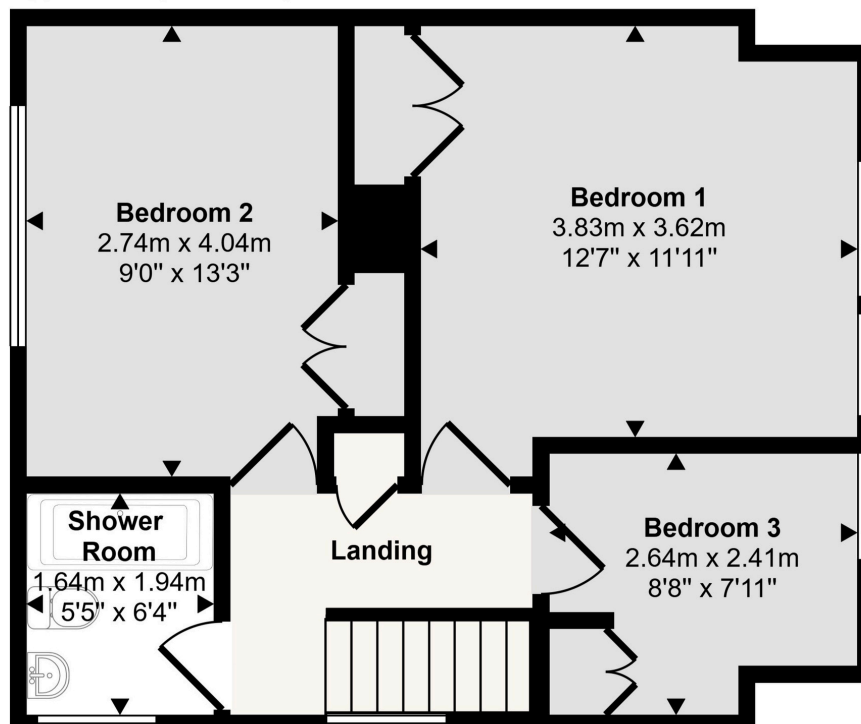


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Ground Floor

Approx 44 sq m / 473 sq ft



## First Floor

Approx 44 sq m / 473 sq ft

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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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