



1 BEDROOM

FIRST FLOOR

IMMACULATELY
PRESENTED

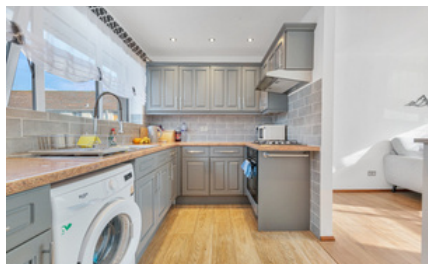
IDEAL FIRST TIME
BUY

ENCLOSED FRONT
GARDEN

498 SQFT

Guide Price: £110,000 - £120,000

Perfectly positioned in a sought-after central location, this well-presented one-bedroom first-floor flat is an ideal opportunity for first-time buyers or savvy investors.



02920 797919
808 Newport Road,
Rumney, CF3 4FH
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ENTRANCE HALL

Enter via front door, painted walls and ceiling, laminate flooring, radiator, storage cupboard ideal as cloak room.



LIVING ROOM

Window to front aspect, painted walls and ceiling, laminate flooring, radiator, open planned into kitchen.



KITCHEN

Window to rear aspect, range of wall and base units, stainless steel sink with mixer tap set upon complimenting work surfaces, space for white goods, integrated oven with gas hob and extractor fan set above, tile effect flooring, painted walls and ceiling.



BEDROOM

Window to front aspect, painted walls and ceiling, laminate flooring, radiator.



SHOWER ROOM

Glazed window to rear aspect, walk in shower with electric wall mounted shower system, wall mounted wash hand basin, close couple WC, tiled walls, painted ceiling, vinyl flooring, heated towel rail.

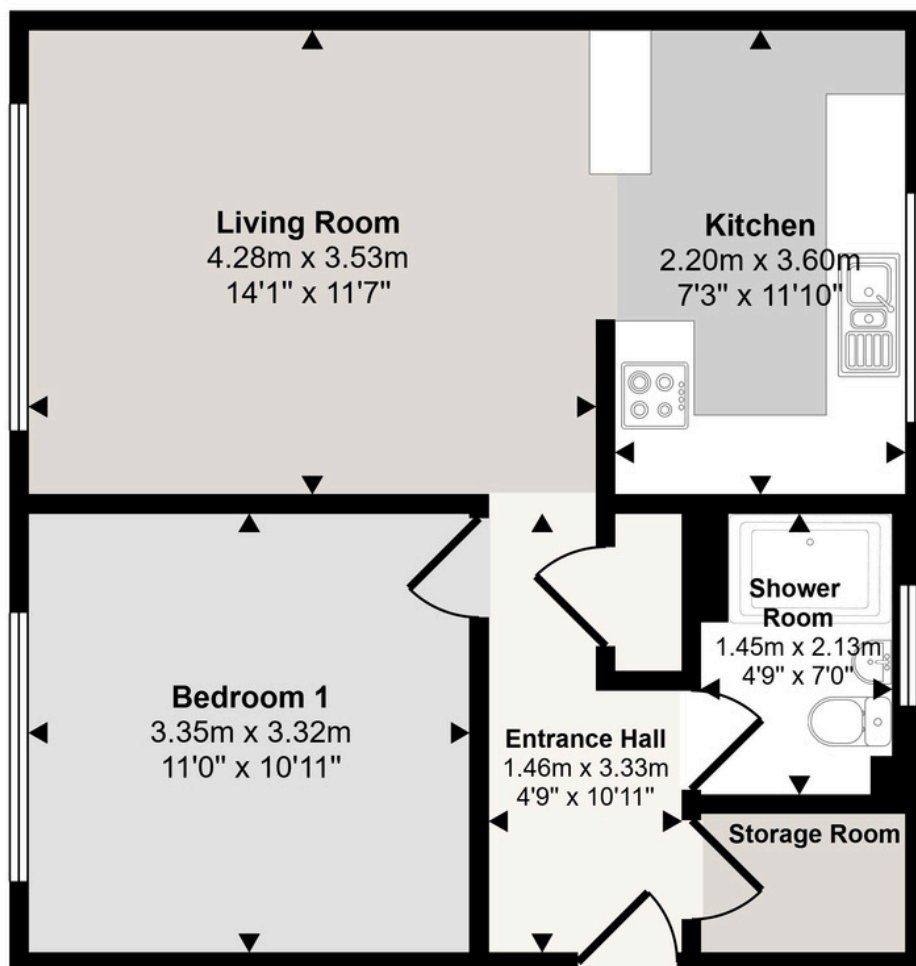


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Approx Gross Internal Area
46 sq m / 498 sq ft



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