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Newport Road, Rumney Cardiff
offers over £500,000

 **peter
alan**

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About the property

Hidden Away, Surprisingly Spacious. A beautifully improved double-fronted three-bedroom family home offering over 2,100 sq ft of versatile accommodation. Set at the end of a private road within walking distance of Rumney Village Centre, this unique property boasts a superb rear garden, 29ft summerhouse/workshop, extensive gated parking and a 37ft garage. Features include three reception rooms, a stylish shower room, stunning 2025 kitchen/diner and three generous double bedrooms. A rare opportunity in a sought-after location.

****Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.****

Accommodation

Internal

Ground Floor Entrance Hall

12' 5" x 6' 2" (3.78m x 1.88m)
Approached via a white PVC part paneled double glazed front entrance door inset with a coloured glass upper lights opening into a central hall with porcelain tile flooring and a carpeted returning spindle balustrade staircase that leads to the first-floor landing.

Shower Room:

6' 3" x 6' 4" (1.91m x 1.93m)
Stylish, modern, contemporary white suite with porcelain tiled walls and ceramic tiled floor comprising fully tiled shower cubicle with Triton shower unit with glass shower door and screen, shaped mounted wash hand basin with chrome mixer taps, pop up waste, contemporary grey high gloss vanity unit with slimline handles, slimline WC, PVC patterned glass double glazed window to rear, ceiling with spotlights, stylish chrome towel rail/ vertical radiator, contemporary sliding oak panel door.

Sitting Room:

18' x 11' (5.49m x 3.35m)
Approached independently from the entrance hall via contemporary oak panel door with stylish chrome door handles leading to a spacious reception room inset with a feature character fireplace with a living flame coal effect gas fire tiled surrounding hearth, PVC diamond leaded double-glazed window with coloured glass upper lights, overlooking the large and lovely gardens, coved ceiling, double radiator, white PVC double glazed window overlooking gated rear driveway.





18' 4" x 10' (5.59m x 3.05m)

Independently approached from the sitting room via a contemporary oak panel door, leading to a very useful third reception room with porcelain tiled floor, Adam style fireplace, double radiator, coved ceiling, white PVC double glazed French doors that open on to large and lovely rear gardens, white PVC double glazed bow window with outlooks across the private gated entrance drive. Internal courtesy door leading to the large garage.

Lounge:

18' x 12' 7" (5.49m x 3.84m)

kitchen and dining room. With panel fronted units in grey. Beneath square nose laminate worktops, incorporating a modern Caple sink unit with chrome mixer taps, large Flavel range cooker. With seven ring gas hob including wok burning, walls finished in ceramic retro tiles, porcelain tiled flooring throughout, integrated fridge freezer, space for housing a tumble dryer, space for the housing a washing machine, soft closing doors and draws throughout, matching eye level units in white, stylish chrome power points throughout, ample space for a dining table and six chairs, high ceiling with spot lights, radiator, white PVC double glazed window with an outlook across the private gated rear drive, further PVC double glazed part panel door opening onto the driveway, large eye level unit neatly housing the

18' x 11' (5.49m x 3.35m)

Independently approached via the landing through contemporary oak panel door leading to a most spacious master bedroom with high coved ceiling, two radiators, white PVC replacement double glazed windows with outlooks on the gated private entrance drive, further PVC double glazed window with diamond leaded lights and coloured glass upper lights overlooking the large and private enclosed level gardens.

Bedroom 3



slimline WC, chrome vertical towel rail/ radiator, high cove ceiling, two PVC double glazed pattern glass windows to the rear.

Outside - Private Entrance Dri

The property is approached from a private lane, accessed from Newport Road, which leads to a very wide stenciled concrete private off street drive with a double gated entrance providing ample parking for numerous cars largely enclosed by high timber fencing to afford privacy and security.

The property benefits from a superb, large and lovely, private level fully enclosed garden, perfect for a growing family. Providing privacy and security from timber fencing, together with mature screens of trees. Inset with block pave pathways and a further private sun terrace with a large side gate providing access to a further large private garden that leads directly onto the main private drive.

Garage

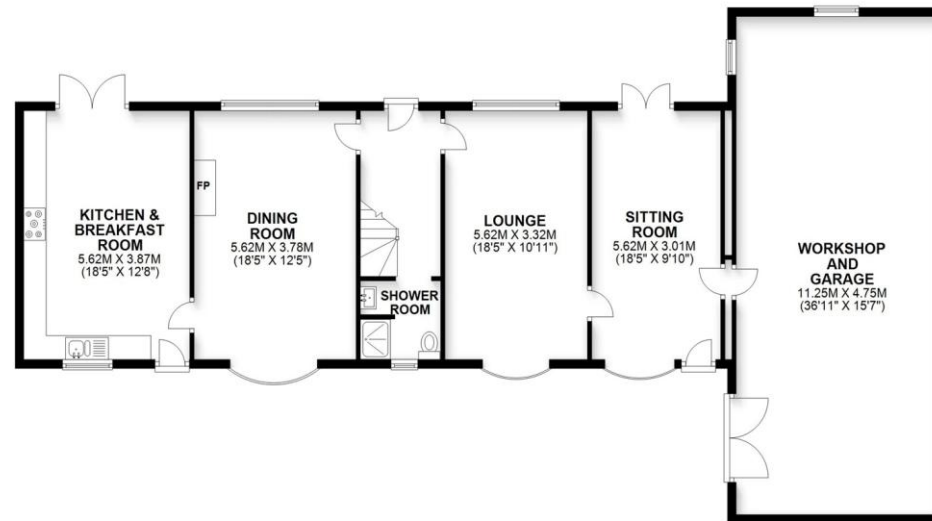


Internal

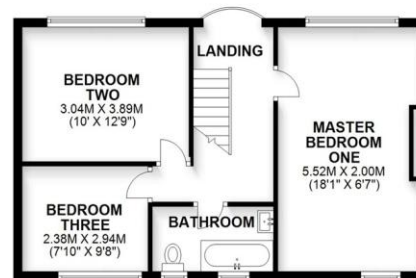
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GROUND FLOOR



FIRST FLOOR



Important Information

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