

Parkside Lodge Newport Road

Rumney, Cardiff, CF3 4LJ

Asking Price £415,000

HARRIS & BIRT

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Tucked away off Newport Road in the popular area of Rumney, is this bespoke detached dorma bungalow offering a perfect blend of contemporary design and comfortable living. Spanning an impressive 1,413 square feet, this new build is ideal for families seeking a modern home with ample space.

The property boasts open plan living, providing versatile areas for relaxation and entertainment. With four well-appointed bedrooms, including two with ensuites, this chic abode ensures privacy and convenience for all family members.

The heart of the home is undoubtedly the stylish kitchen, featuring a central island that invites culinary creativity. The bi-folding doors seamlessly connect the kitchen to the garden, creating an inviting space for al fresco dining. The living and dining room, also equipped with bi-folding doors, further enhances the flow of natural light and offers a delightful view of the courtyard.

Parking is made easy with space for two vehicles, and the property features contemporary design and decoration throughout reflect a modern aesthetic, making it a truly appealing choice for those looking to settle in a vibrant community.

Further benefits include a family bathroom, additional ground floor WC, utility/storage cupboard and is offered for sale with no onward chain.







Accommodation

Ground Floor

Kitchen / Breakfast Room 16'2 x 15'3 (4.93m x 4.65m)
Entered via composite and obscure double glazed door. Tiled floor. Skirting boards. Vertical radiator. Feature acoustic wall panelling. Kitchen comprising of wall and floor level units, Marble effect worktops, Sink and drainer with extendable mixer tap over, Four ring ceramic hob, Double oven, Integrated dishwasher, Integrated fridge/freezer, Island with breakfast bar. Bi folding door to the garden. Strip pendant light fitting above the Island. Inset ceiling spot lights.

Utility / Storage 2'10 x 9'2 (0.86m x 2.79m)
Tiled floor. Space and plumbing for a washing machine.

Living Room / Dining Room 25'9 x 15'3 (7.85m x 4.65m)
Tiled floor. Skirting boards. Two panelled radiators. Feature acoustic wall panelling. Balustrade and newel post with fitted carpet leading to the first floor and understairs storage cupboard. Bi Folding doors to the court yard. Double glazed door to the side. Doors to:

Bedroom One 10'10 x 14'2 (3.30m x 4.32m)
Fitted carpet. Skirting boards. Panelled radiator. UPVC double glazed window to the court yard. Wall mounted cupboard housing a Worcester combination boiler. Pendant light fitting. Door to:

Ensuite 10'10 x 4'11 (3.30m x 1.50m)
Tiled floor. Skirting boards. Heated towel radiator. Low level WC. Vanity wash hand basin. Panelled bath. Tiled splash back. Ceiling extractor fan. Inset ceiling spot lights. UPVC obscure double glazed window to the court yard.

Inner Hallway 3'7 x 6'8 (1.09m x 2.03m)
Tiled floor. Skirting boards. Pendant light fitting. UPVC double glazed window to the court yard. Doors leading to:

WC 6'10 x 3'0 (2.08m x 0.91m)
Tiled floor. Skirting boards. Heated towel radiator. Low level WC. Vanity wash hand basin. Tiled splash back. Ceiling extractor fan. Pendant light fitting.

Bedroom Two 10'9 x 12'3 (3.28m x 3.73m)
Fitted carpet. Skirting boards. Panelled radiator. Pendant light fitting. UPVC double glazed window to the court yard. Door to:

Ensuite 6'10 x 3'8 (2.08m x 1.12m)
Tiled floor. Skirting boards. Heated towel radiator. Low level WC. Vanity wash hand basin. Shower cubical with over head rainfall shower, additional hand held shower and glass screen and sliding door. Tiled splash back. Ceiling extractor fan. Inset ceiling spot light.

First Floor

Landing 11'6 x 12'1 (3.51m x 3.68m)
Fitted carpet. Skirting boards. Panelled radiator. Pendant light fitting. Two double glazed skylight windows to the front aspect. Doors to:

Bedroom Three 15'3 x 12'1 (4.65m x 3.68m)
Fitted carpet. Skirting boards. Panelled radiator. Pendant light fitting. Double glazed skylight windows to the front and rear aspects.

Bedroom Four 13'5 x 12'1 (4.09m x 3.68m)
Fitted carpet. Skirting boards. Panelled radiator. Pendant light fitting. UPVC obscure double glazed window to the side aspect. Double glazed skylight windows to the front and rear aspects.

Shower Room 5'2 x 7'7 (1.57m x 2.31m)
Tiled floor. Skirting boards. Heated towel radiator. Low level WC. Vanity wash hand basin. Shower cubical with over head rainfall shower, additional hand held shower and glass screen and sliding door. Tiled splash back. Ceiling extractor fan. Pendant light fitting. UPVC obscure double glazed window to the rear aspect.

Outside

Parking
Accessed via a shared driveway. Two off road parking spaces.

Court Yard
Patio area. lawned area.

Garden
Paved pathway. Lawned area. Side borders. Pathway around the rear and side of the property.

Services
Mains Electric, Mains Gas, Mains Water, Mains Drainage.

Directions
From our office head south on Caerphilly Road/A469, Turn left onto the A48 slip road to M4(E)/Newport/University Hospital, At Gabalfa Interchange, take the 1st exit, Merge onto Eastern Avenue/A48 via the slip road to M4(E)/Newport/University Hospital, Take the A4232 slip road to Cardiff(E)/Docks, At the roundabout, take the 3rd exit onto Southern Way/A4161/A4232, Take the A4161 exit towards City Centre, At the roundabout, take the 1st exit onto Newport Rd/B4487, Turn right onto Wentloog Road/B4239, Turn left onto Ty-Fry Road, Turn left onto Manorbier Crescent, Turn left onto Maxwell Road, Turn left onto Newport Road/B4487, Turn left down the driveway between number 874 Newport Road and the Clear Med/Skin Clinic. The property will be located on the left.

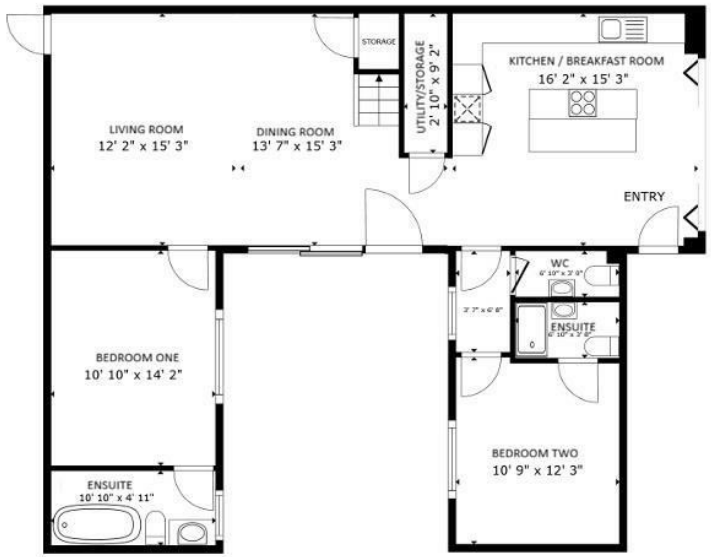




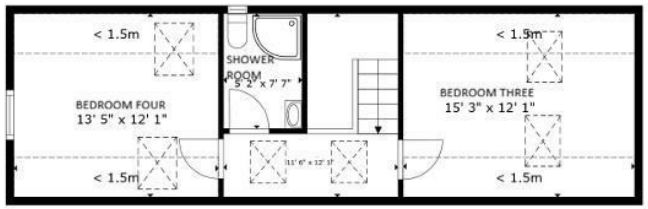








FLOOR 1



FLOOR 2

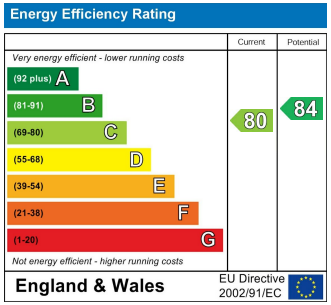
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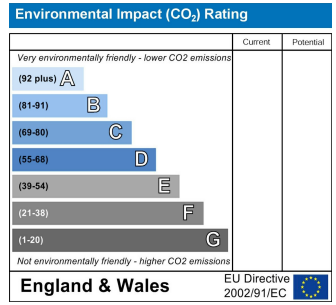
GROSS INTERNAL AREA
FLOOR 1 1,071 sq.ft. FLOOR 2 342 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 150 sq.ft.
TOTAL : 1,413 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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