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CARDIFF

VALE

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BRISTOL



Newport Road

RUMNEY



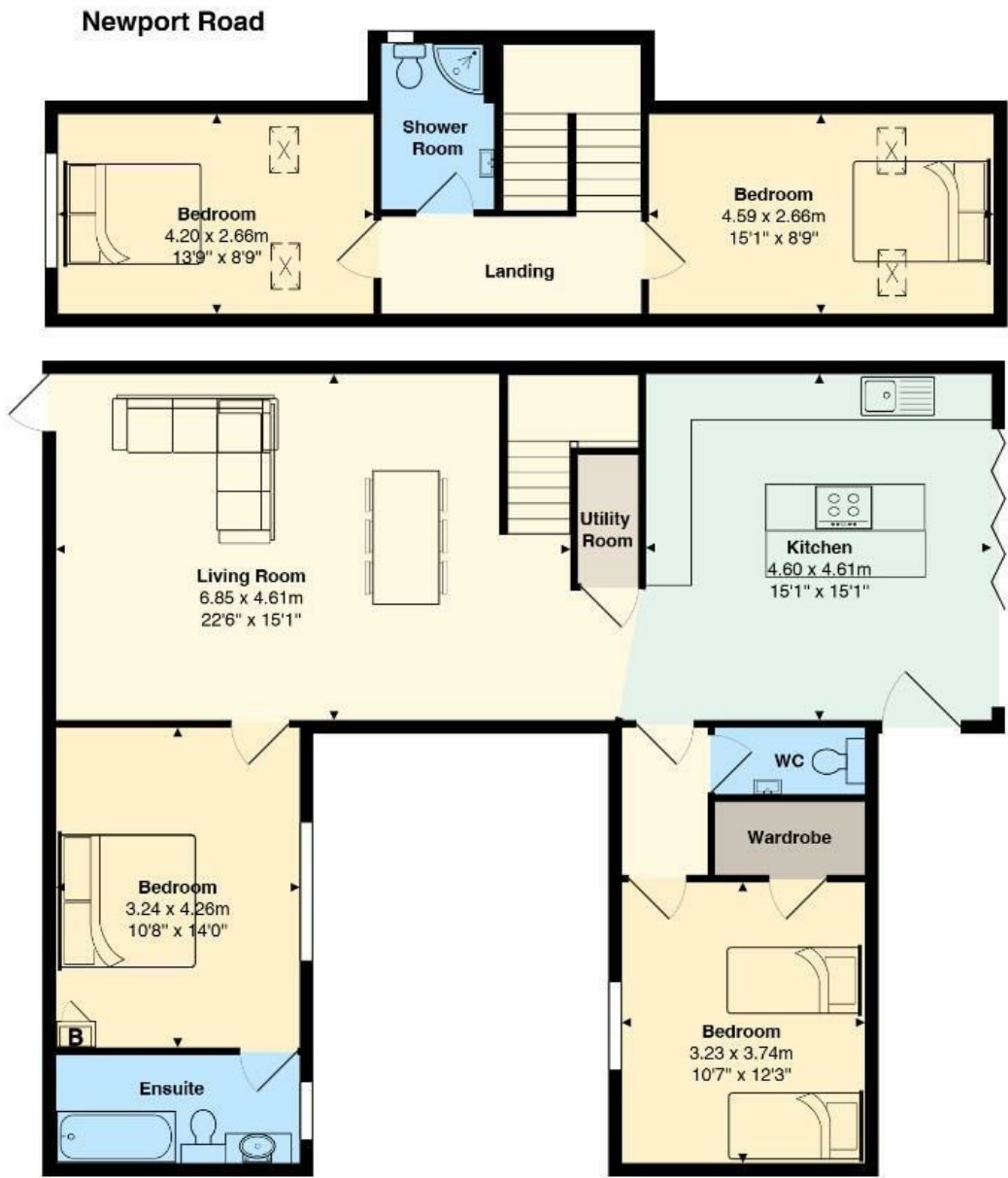
An impressive new build that will be loved by its owners.

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

nadia@jeffreygross.co.uk



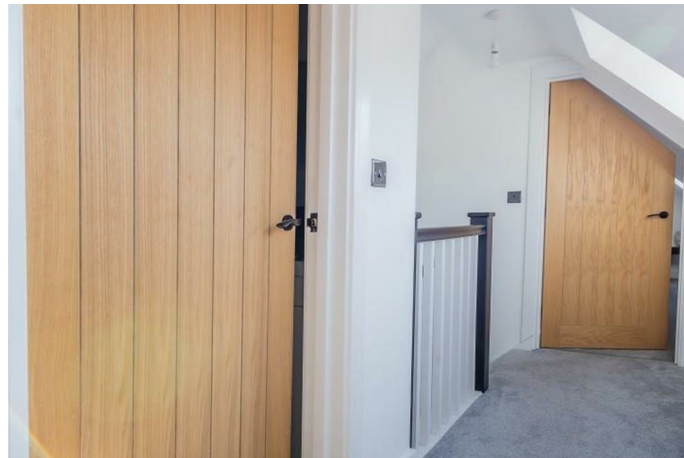
Total Area: 131.8 m² ... 1419 ft²

All measurements are approximate and for display purposes only

Brand new 4 bedroom detached property with ground floor and first floor bedrooms.

Comments by the Homeowner





Newport Road

Rumney, Cardiff, CF3 4LJ

Asking Price

£450,000

 4 Bedroom(s)
  3 Bathroom(s)
  1501.00 sq ft



Contact our
Llanishen Branch
 02920 499680

Welcome to this stunning new build detached family home located on Newport Road in Rumney, Cardiff. This beautiful property offers a spacious 1,501 sq ft of living space, perfect for a growing family or buyer downsizing.

As you step inside, you are greeted by a bright and airy open plan layout, seamlessly connecting the modern living area, kitchen, and dining room. The property boasts 4 bedrooms and 3 bathrooms, providing ample space for everyone in the household.

One of the standout features of this home is the bi-folding doors that lead out to two garden areas, allowing you to enjoy indoor-outdoor living during the warmer months. Imagine hosting family gatherings or simply relaxing in your own private outdoor space.

Convenience is key with parking available for 2 vehicles on the driveway, ensuring you never have to worry about finding a spot on the street. The property's new build status means you can enjoy the benefits of modern construction and design, offering both style and functionality.

Don't miss out on the opportunity to make this new build bungalow your dream home. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Newport Road.



Entrance	Driveway
	Parking for two vehicles
Open plan Kitchen / Diner / Living Room 45'11" x 14'9" widest points (14m x 4.5m widest points)	Garden
	Access from the kitchen via Bi-Folding doors. fenced boundary.
Master Bedroom 14'1" x 11'1" (4.3m x 3.4m)	Courtyard
	Accessed off living area.
Ensuite 11'1" x 4'11" (3.4m x 1.5m)	Tenure
WC 2'5" x 6'6" (0.75m x 2m)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Bedroom Two 19'8" x 10'9" widest points (6m x 3.3m widest points)	Council Tax
Ensuite 6'6" x 3'3" (2m x 1m)	Band - TBC
To the First floor	EPC
Bedroom Three 9'10" x 13'1" (3m x 4m)	New build - Rating to be confirmed.
Bedroom Four 9'10" x 14'9" (3m x 4.5m)	Additional Information
WC 6'2" x 4'7" (1.9m x 1.4m)	10 year New build warranty Completion Summer 2024 Short distance to St John's College





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

