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CARDIFF

VALE

CAERPHELLY

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

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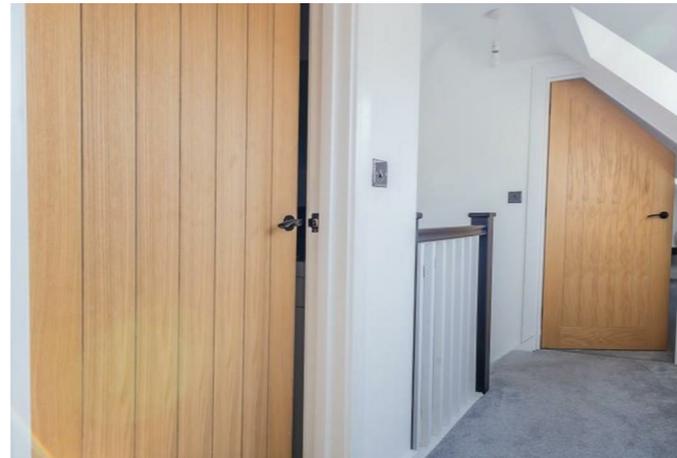
*Brand new 4 bedroom detached property with ground floor and first floor bedrooms.*

Comments by the Homeowner



Total Area: 131.8 m<sup>2</sup> ... 1419 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# 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.

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#### Entrance

Open plan Kitchen / Diner / Living Room  
45'11" x 14'9" widest points (14m x 4.5m  
widest points)

Master Bedroom 14'1" x 11'1" (4.3m x  
3.4m)

Ensuite 11'1" x 4'11" (3.4m x 1.5m)

WC 2'5" x 6'6" (0.75m x 2m)

Bedroom Two 19'8" x 10'9" widest points  
(6m x 3.3m widest points)

Ensuite 6'6" x 3'3" (2m x 1m)

To the First floor

Bedroom Three 9'10" x 13'1" (3m x 4m)

Bedroom Four 9'10" x 14'9" (3m x 4.5m)

WC 6'2" x 4'7" (1.9m x 1.4m)

#### Driveway

Parking for two vehicles

#### Garden

Access from the kitchen via Bi-Folding doors. fenced boundary.

#### Courtyard

Accessed off living area.

#### Tenure

We are informed by our client that the property is Freehold, this is  
to be confirmed by your legal advisor.

#### Council Tax

Band - TBC

#### EPC

New build - Rating to be confirmed.

#### Additional Information

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

