



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

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

*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.

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)



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

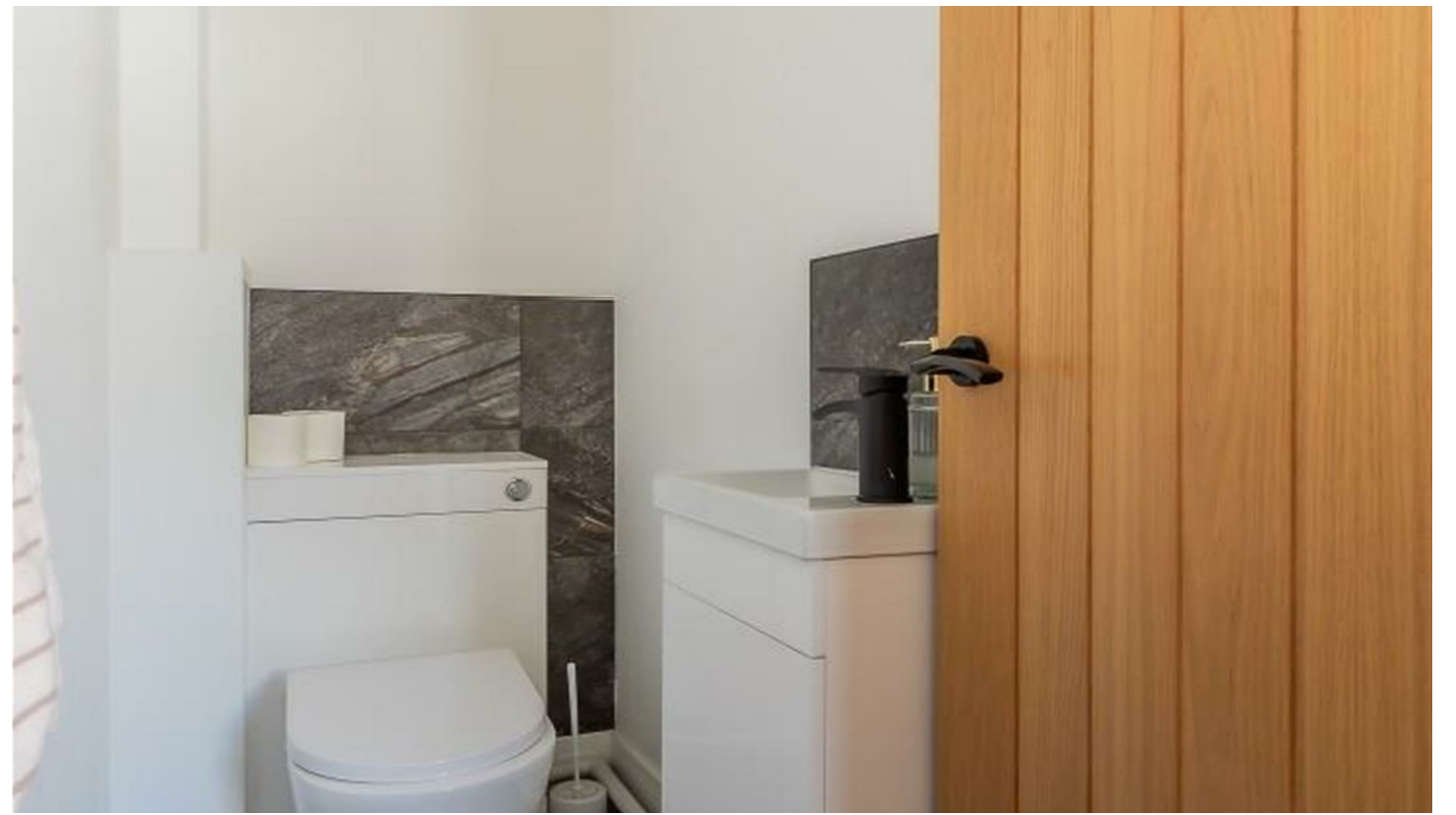
CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(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	

