

**268 Cardiff Road  
Newport**



**SPACIOUS AND WELL PRESENTED THREE BEDROOM DETACHED HOME**

- SPACIOUS DETACHED FAMILY HOME
- THREE BEDROOMS
- GENEROUS LOUNGE AND DINING ROOM
- CONSERVATORY
- KITCHEN WITH ADJOINING UTILITY ROOM
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN
- PLENTY OF PARKING PLUS GARAGE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

**£305,000**



**CARDIFF**

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
02920 456 444



**NEWPORT**

7 Baneswell Road  
Newport, NP20 4BP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01633 212 666



**PONTYPRIDD**

1 Church Street,  
Pontypridd, CF37 2TH  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01443 485000

## **Introduction**

A fantastic opportunity to purchase this spacious and very well presented detached family home situated at the end of Cardiff Road in Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the popular Tredegar Park.

The property offers generous room proportions and is very well presented throughout.

On entering, we are welcomed into the porch which further leads through to the main hallway. Doors lead off to a spacious, bay-fronted lounge, dining room, conservatory and modern fitted kitchen with adjoining utility room and WC. Upstairs, the landing leads off to three bedrooms (two doubles, one single) and family bathroom.

Outside, the frontage offers parking for three cars comfortably, plus a detached single garage. Side access leads to the rear where there is a low maintenance side and rear garden.

## **Tenure**

Freehold

## **Boundaries**

All legal boundaries should be confirmed by your solicitor

## **Council tax**

Band E

## **Viewing**

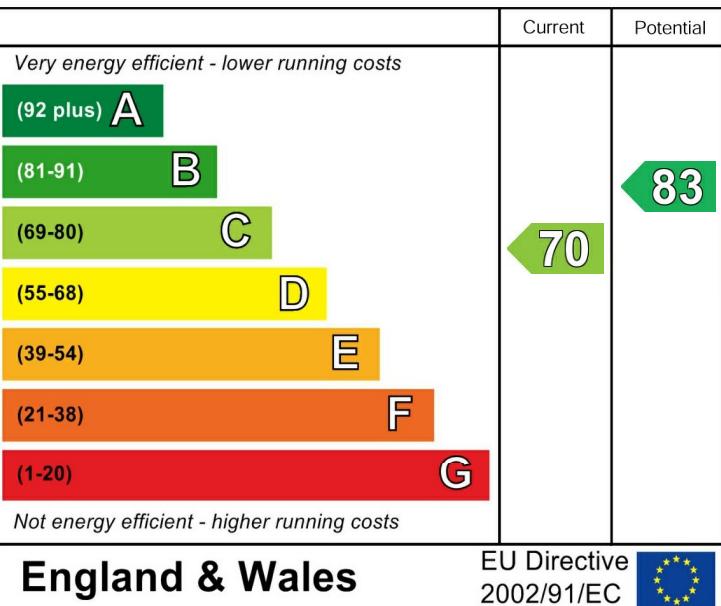
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

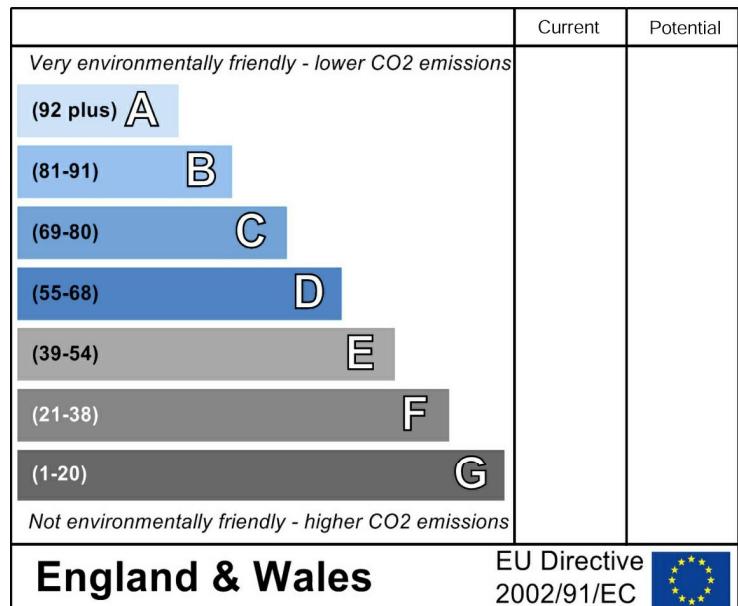




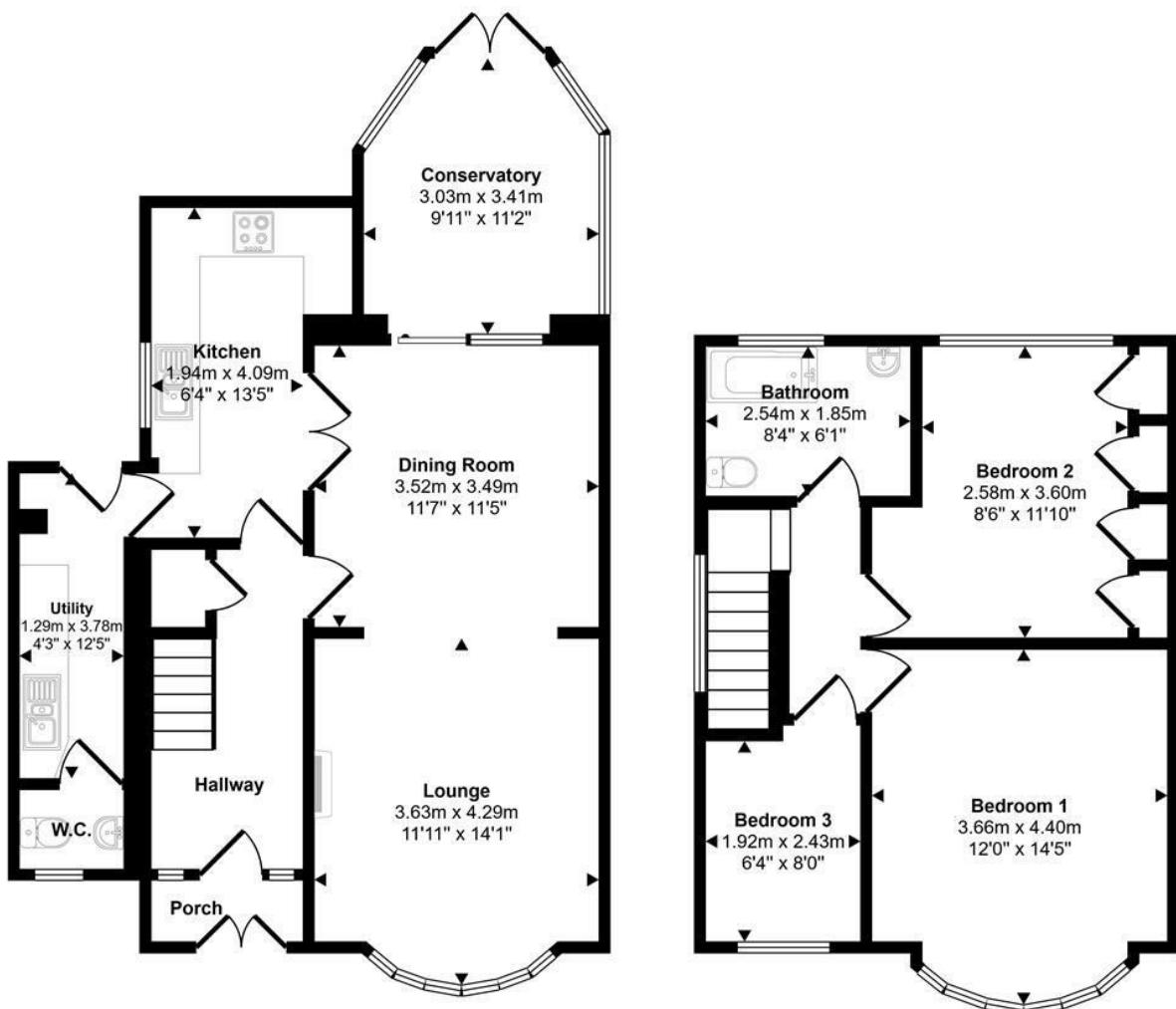
## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
109 sq m / 1172 sq ft



Ground Floor

Approx 65 sq m / 701 sq ft

First Floor

Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.