



£280,000
freehold

**Newport Road,
CARDIFF CF24 1RS**

- EPC Rating: F
- Utility Room
- Three Reception Rooms
- Off Road Parking For Two Cars
- Walking Distance To City Centre





About The Property

A truly deceptive five bedroom semi detached property in the heart of Cardiff. This exceptionally sized property offers heaps of potential for a larger family home and/or a perfect investment offering further development potential. (subject to planning permission) The home is situated within walking distance to local shops and school and sits also upon fantastic public transport links. Set over three deceptively large floors the property offers a immeasurable amount of potential.

Internally the property accommodation comprising; Entrance hall, lounge, reception room, conservatory, kitchen/dining room, utility room and WC all to the ground floor. To the first floor you will find the master bedroom, bedroom two, bedroom four, bedroom five and the family bathroom. Finally to the second floor you will find bedroom three and a generously sized storage room.

Outside the property offers off road parking to the front for two cars via a drive. The rear garden is enclosed and comprising of paving the remainder laid to lawn.

Accommodation

Entrance Hall

Enter into hallway. Access to lounge, reception room and kitchen/dining room. Staircase leading to first floor.

Lounge

Feature fireplace and surround. Bay window to front.

Reception Room

Feature fireplace and surround. French doors leading to conservatory.

Conservatory

Window to rear and side. Door to side leading to rear garden.

Kitchen/ Dining Room

Fitted with a range of base and eye level units with worktops over. Built in double oven, electric hob and cooker hood over. Built in breakfast bar. Inset sink unit plus drainer. Integral fridge/freezer. Window to side. Access to utility room.

Utility Room

Inset sink unit plus drainer. Space for washing machine, tumble dryer and free standing fridge/freezer. Window to rear. Door leading to rear garden. Access to WC.

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Wc

Fitted with a WC. Window to rear.

Landing

Access to master bedroom, bedroom two, bedroom four and bathroom. Staircase leading to second floor.

Master Bedroom

Built in wardrobes. Window to front X2.

Bedroom Two

Window to rear.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Obscure window to side.

Bedroom Four

Window to side. Access to bedroom five.

Bedroom Five

Window to rear.

Landing

Access to bedroom three and loft storage room.

Bedroom Three

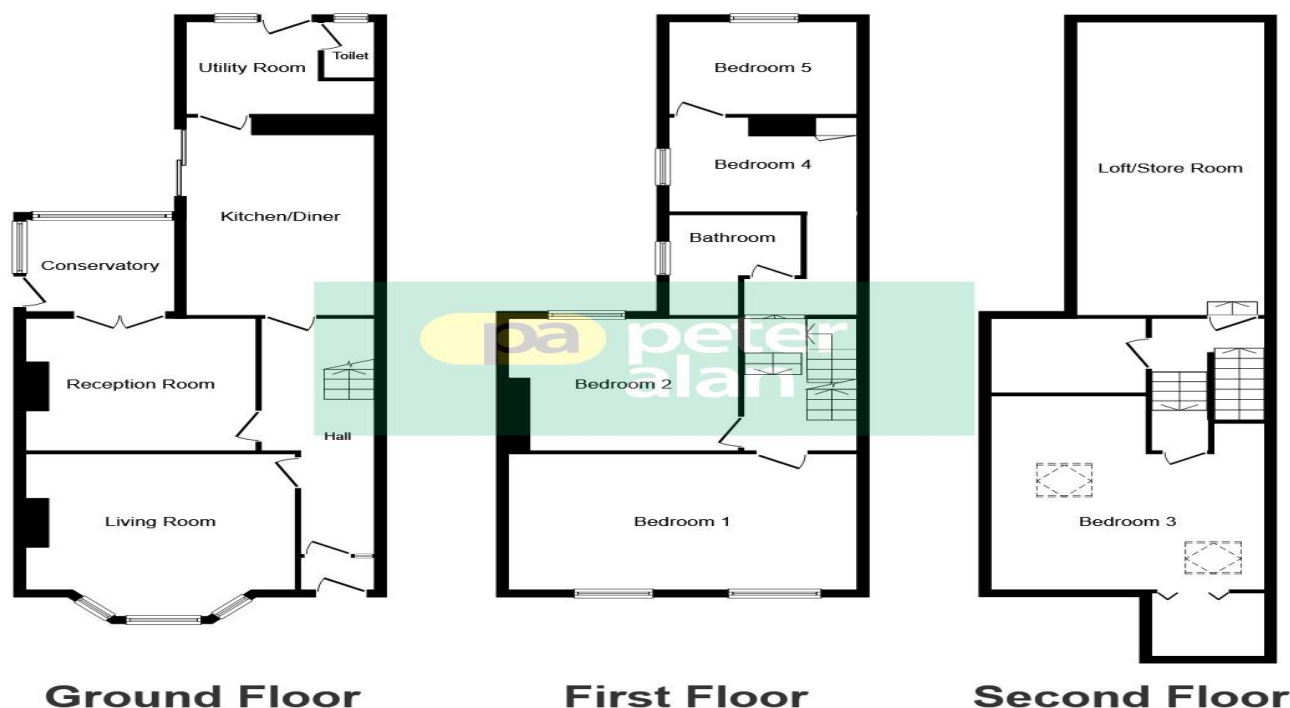
Skylight window X2. Built in storage.

Loft Storage

Boarded providing additional storage.

Outside

Parking to the front via a drive for two cars. An enclosed rear garden comprising of paving with the remainder laid to lawn. Brick build garden shed will remain.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by www.focalagent.com

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