

## 210 Cardiff Road Newport



### THREE BEDROOM SEMI DETACHED HOME WITH DRIVEWAY

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- DRIVEWAY
- BAY-FRONTED LOUNGE
- IMPRESSIVE KITCHEN EXTENDING TO DINING AREA
- FIRST FLOOR FAMILY BATHROOM
- FRONT AND REAR GARDENS
- WALKING DISTANCE TO EXCELLENT AMENITIES
- GAS CENTRAL HEATING WITH MODERN BOILER
- UPVC DOUBLE GLAZED
- MUST BE VIEWED TO APPRECIATE

Offers Over £240,000



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

info@james-douglas.co.uk  
02920 456 444



#### NEWPORT

7 Baneswell Road  
Newport, NP20 4BP  
info@james-douglas.co.uk  
01633 212 666



#### PONTYPRIDD

1 Church Street,  
Pontypridd, CF37 2TH  
info@james-douglas.co.uk  
01443 485000

## **Cardiff Road, NP20 3AG**

### **Introduction**

A fantastic opportunity to purchase this spacious and very well presented semi detached family home situated on Cardiff Road, 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 easy access onto the M4 (J28), providing an easy commute to neighbouring cities.

On entry to the property, we are welcomed into the porch which leads into the main hallway where we have a full-width bayfronted lounge, dining room and modern fitted kitchen with lean-to then, upstairs, three good sized bedrooms and family bathroom. Outside, the frontage benefits from a driveway and well maintained front garden then, to the rear, an enclosed garden mainly laid to lawn.

Further information can be found below or by calling our sales team

### **Tenure**

Freehold

### **Council tax**

Band D


### **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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

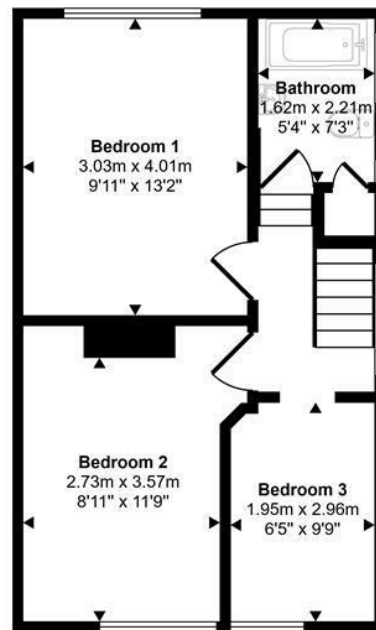
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
96 sq m / 1038 sq ft



Ground Floor  
Approx 57 sq m / 615 sq ft



First Floor  
Approx 39 sq m / 423 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.