



Sheppard  
& Bear

Newport Road | Rumney | Cardiff | CF3 4FE

£375,000



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# Newport Road | Rumney

## Cardiff | CF3 4FE

### £375,000

What a gorgeous property at the bottom of Rumney Hill on Newport Road, this beautifully presented detached bungalow offers a warm and inviting atmosphere that makes you feel at home from the moment you step inside. Spanning an impressive 1,131 square feet, the property boasts three well-proportioned bedrooms and two reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home features an open plan kitchen that seamlessly flows into the lounge and dining area, creating a perfect setting for family gatherings or social occasions. The four-piece bathroom suite adds a touch of luxury, ensuring comfort for all residents.

Outside, you will find a generously sized garden that is designed for low maintenance, allowing you to

- Beautifully presented home
- Versatile three-bedroom layout
- Four-piece bathroom suite
- Larger than average low-maintenance garden
- Close to Newport Road shops
- Property with personality
- Two spacious reception rooms
- Open-plan kitchen/breakfast room to lounge/diner
- Garden room with bar
- Easy access to A48M and M4

#### Entrance hall

#### Lounge / bedroom

16'8 max x 11'12 (5.08m max x 3.66m)

#### Bedroom one

10'3 x 10'2 (3.12m x 3.1m)

#### Bedroom two

9'2 x 9'0 (2.79m x 2.74m)

#### Bathroom

9'1 x 9'0 (2.77m x 2.74m)

#### Kitchen / breakfast room

13'8 x 10'6 widening to 13'7  
(4.17m x 3.2m widening to 4.14m)

#### Lounge/diner

16'9 x 12'0 (5.11m x 3.66m)

#### Reception room / bedroom

17'1 max x 12'2 (5.21m max x 3.71m)

#### Loft room / music room

#### Outside and parking



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (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                     |         |           |



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.

Council Tax Band E  
EPC Rating C

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