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**MR HOMES**  
SALES & LETTINGS



Newport Road,  
Roath, Cardiff  
CF24 1AG

Offers in Excess of £299,950  
Freehold



# Newport Road Roath, Cardiff, CF24 1AG

## Overview

- DEVELOPMENT POTENTIAL\*
- 3/4 BED DETACHED FAMILY HOME
- LARGE ENCLOSED GARDEN
- 28ft LOUNGE/DINER
- KITCHEN/DINER
- CLOAKROOM/ DOWNSTAIRS W.C
- DOWNSTAIRS BEDROOM
- 2/3 1st FLOOR BEDROOMS
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD



A DETACHED 3/4 BEDROOM FAMILY HOME - POSSIBLE DEVELOPMENT POTENTIAL\* Subject to Planning Consent – FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3/4 Bedroom Detached Family Home comprising in brief; Ground Floor - Entrance Hallway, Cloakroom/Downstairs W.c, Kitchen/Diner, Open-Plan Lounge & Dining Room, Bedroom 2. First Floor - Bedroom 1 with Door to Dressing Room/Bedroom 4, Bedroom 3 & a Family Bathroom. The Very Large Garden is Extremely Private & Enclosed. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = Awaiting Assessment.  
Council Tax Band = D.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**Entrance Hallway**

**Cloakroom/ Downstairs W.c**

**Kitchen/Diner**

*13' 2" x 10' 5" (4.01m x 3.17m)*

**Lounge & Dining Room - Open-Plan**

*27' 11" x 13' 1" (8.50m x 3.98m)*

**Bedroom 2 - Ground Floor**

*13' 10" x 13' 6" (4.21m x 4.11m)*

**Staircase to First Floor Landing**

**Bedroom 1 with Door to Large Dressing Room**

*13' 3" x 11' 7" (4.04m x 3.53m)*

**Dressing Room**

*13' 10" x 12' 8" (4.21m x 3.86m)*

**Bedroom 3**

*8' 10" x 6' 10" (2.69m x 2.08m)*

**Family Bathroom**

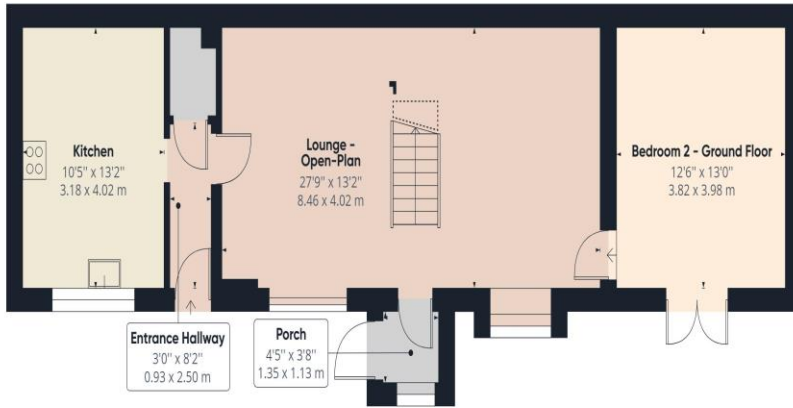
*9' 2" max x 5' 8" (2.79m x 1.73m)*

**Rear Garden - Large & Enclosed**





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1

Approximate total area<sup>(1)</sup>

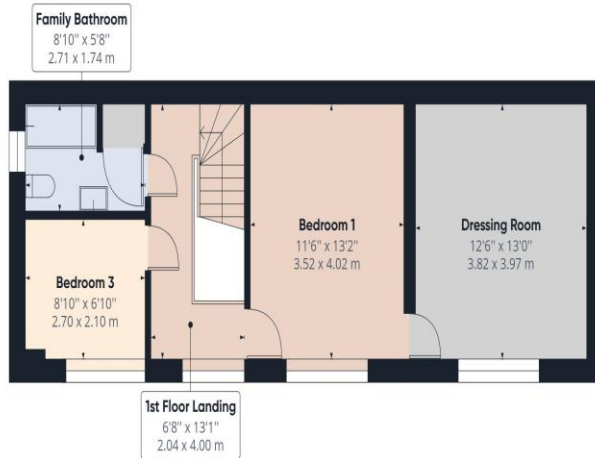
1246.94 ft<sup>2</sup>

115.84 m<sup>2</sup>

Reduced headroom

18.18 ft<sup>2</sup>

1.69 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
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