



94 Cardiff Road, Newport, Newport NP20 3AB

£1,295 pcm

Property Summary

Features

- AN IMMACULATE & EXTENDED 3-BED DETACHED BUNGALOW
- 3x DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- LEVEL ACCESS VIA SIDE
- MODERN FITTED KITCHEN & UTILITY AREA
- WRAP AROUND GARDENS & AN ENCLOSED REAR GARDEN
- BATH AND SHOWER ROOM



Room Descriptions

Entrance Hallway

Entered Via A Composite Door With A uPVC D/g Rectangle Pane, uPVC D/g Window To Front (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling, Oak Door To Living Room, Opens To Kitchen.

Kitchen

Vinyl Flooring, Matching Wall And Base Units With White Hi-Gloss Soft Closing Doors And Drawers, Work Surfaces Over With Matching Upstands,, Stainless Steel Sink With Half Bowl And Drainer With Mixer Tap, uPVC D/g Window To Front (Fitted May 2022), 4 Ring Lamona Electric Hob With Extractor Hood Over, Lamona Electric Oven, Integrated Lamona Dishwasher, Integrated Fridge/Freezer, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Opens To Utility Area.

Utility Area

Vinyl Flooring Continued, Single Panel Radiator, uPVC D/g Window To Front (Fitted May 2022), Plastered Walls And Plastered Ceiling, Wall Mounted Electric RCD Consumer Unit, Wall Cupboard Housing Worcester Greenstar 28i Junior Combi MKIV Combi-Boiler, uPVC Half Glazed Obscure D/g Door To Rear Garden (Fitted May 2022).

Living Room

Laminate Flooring, uPVC D/g Window To Front And Side (Fitted May 2022), Double Panel Radiator, Plastered Walls And Plastered Ceiling, Oak Doors To Bedroom 3 And Middle Hallway.

Bedroom 1

Fitted Carpet, uPVC D/g Window To Rear (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 2

Fitted Carpet, uPVC D/g Window To Rear (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3

Laminate Flooring Continued From Living Room, uPVC D/g Window To Front Accessing Front Garden (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bath & Shower Room - 4-Piece Suite

Vinyl Flooring, Panel Bath with Chrome Mixer Tap and Wrap Around Tiled Splashback, Fully Tiled Walk-In-Shower Cubicle with Mixer Shower and Ceiling Mounted Extractor Fan Over, Wash Hand Basin with Chrome Mixer Tap, Vanity Cupboard and Tiled Splashback, Wall Mounted Bathroom Cabinet with Mirrored Doors, Close-Coupled W.c, Insert Spotlights to Ceiling, Chrome Ladder/Towel Radiator.

Mid-Hallway

Hatch To Insulated Loft. Doors to; Bath/Shower Room, Bedrooms 1 & 2.

Rear Garden

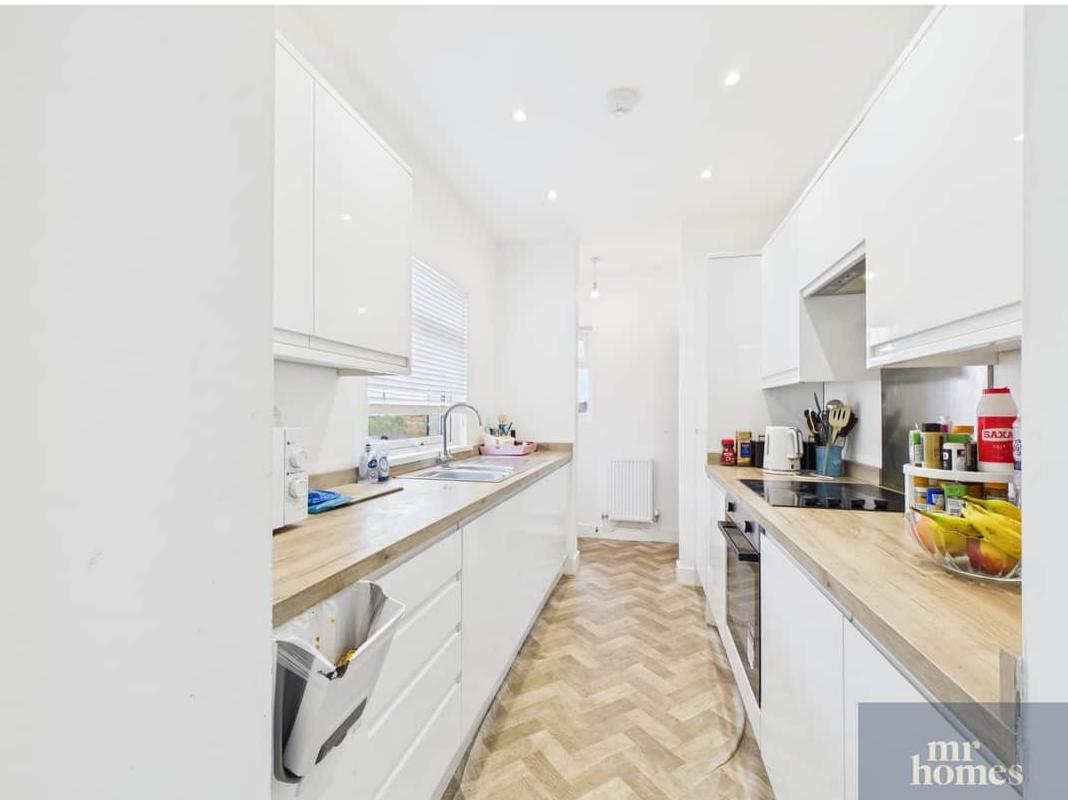
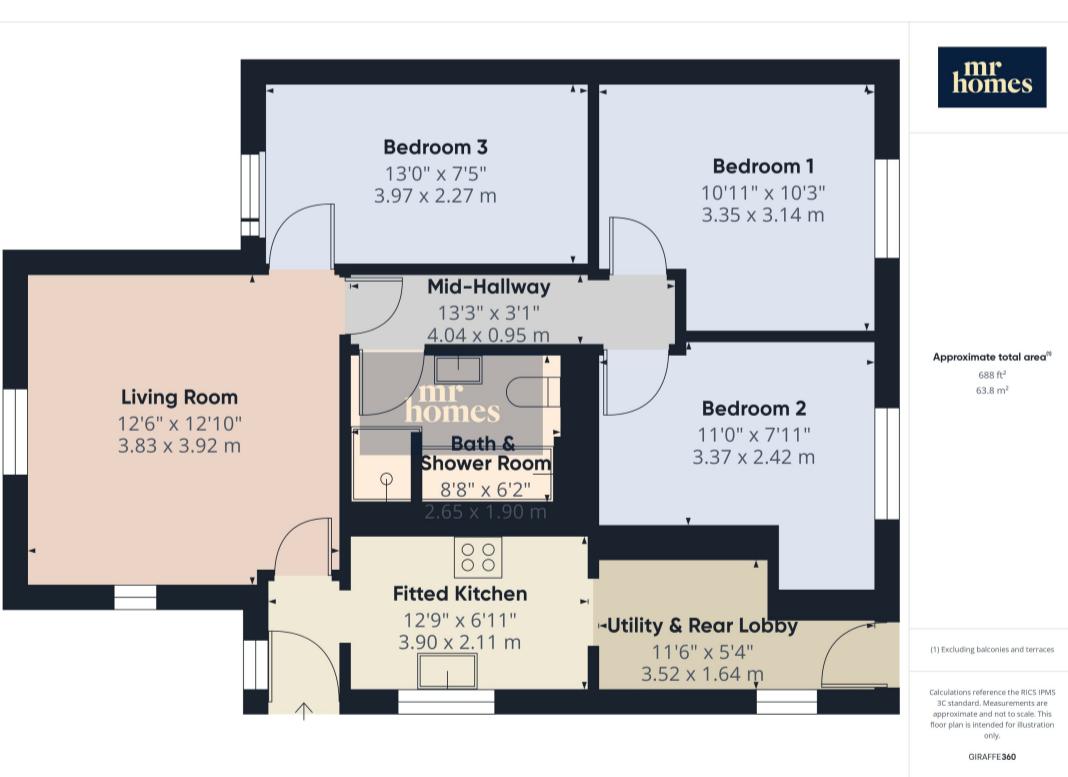
North West Facing Rear Garden, Low Maintenance Over 2 Tiers, Patio Slab Steps Up To Further Patio Area With Rotary Washing Line, Side Access With Lockable Gate.

Front/Side Garden

Wraparound Sloping Front/Side Garden, Enclosed With Stone Walls, Outside Tap.

Private Driveway

Off-Road Private Driveway To Front.

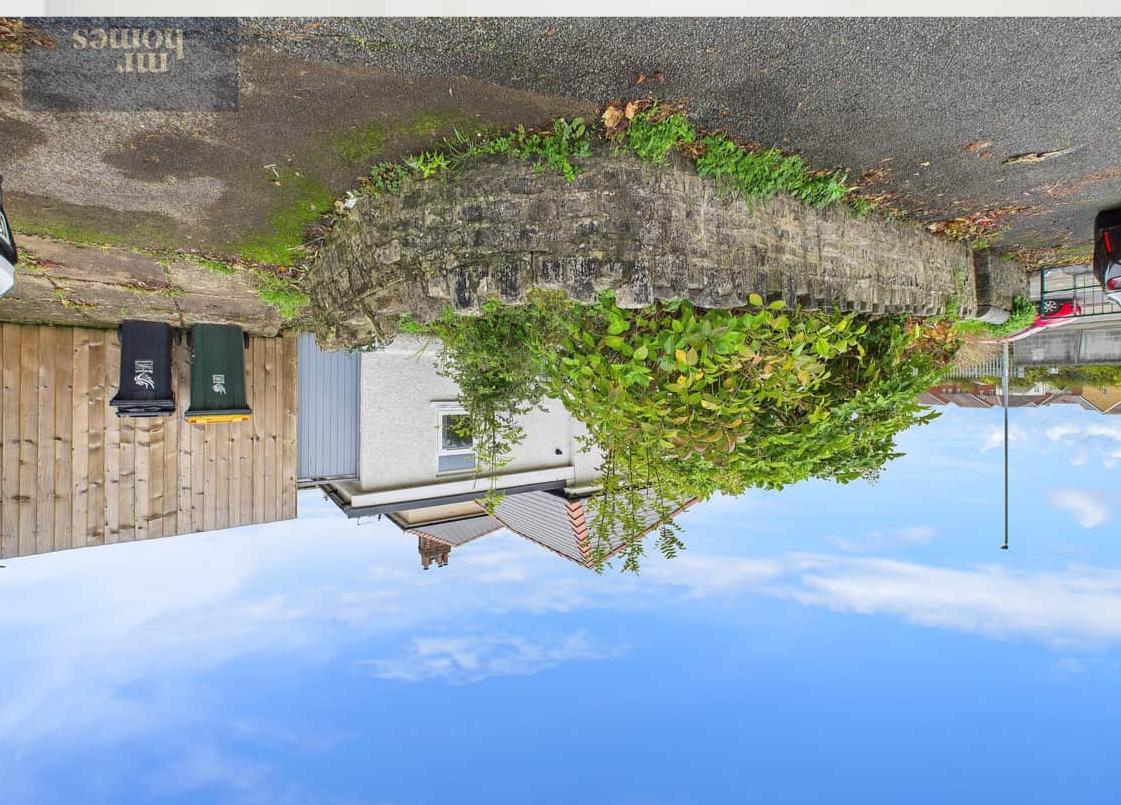


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Material Information

Mobile Signal
4G excellent data and voice

Construction Type
Floor: Solid,

Roof: Pitched, 50 mm loft insulation

Walls: Cavity wall, as built,

Windows: Fully double glazed

Lighting: Low energy lighting in 31% of fixed outlets

EPC Rating: E (54)

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

