

Broadstairs Road, Leckwith, Cardiff, CF11 8DE



Estate Agents and
Chartered Surveyors

Asking Price Of

£340,000



Three bedroom Semi-Detached House

3

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2

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Property Description

****SEMI DETACHED HOUSE* NO CHAIN**** MGY are pleased to present for sale a spacious three bedroom semi-detached house, situated in this sought after location, Broadstairs Road, Leckwith. Close to local amenities at Canton, Leckwith and City Centre. The spacious accommodation comprises of entrance hall and porch, living room, dining room, newly fitted kitchen, cloakroom, utility room, three bedrooms and shower room with separate W.C. The property further benefits from double glazing throughout, gas central heating, single garage, driveway, front garden and large south facing rear garden. No chain. Viewing Highly Recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 990 sq ft

Viewing Arrangements
Strictly by appointment

FRONT

Large gated paved driveway and front garden, laid to lawn. Side gate, leading to rear garden.

ENTRANCE HALL

Entered via uPVC door to porch. Additional door, leading to entrance hall. Window to side. Carpeted flooring. Wall mounted radiator. Carpeted stairway to first floor. Under stairs storage space. Doors leading to living room, dining room and cloakroom.

LIVING ROOM

13' 5" x 12' 6" (4.11m x 3.83m)
Double glazed uPVC windows to front. Carpeted flooring. Fireplace. Wall mounted radiator. TV Aerial point. Telephone point. Coving to ceiling.

DINING ROOM

12' 6" x 8' 11" (3.83m x 2.72m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator. Coving to ceiling. Door to utility room. Archway leading to kitchen.

UTILITY ROOM

Double glazed uPVC window to side. Laminate wood effect flooring. Work surface, with storage below and space for washing machine.

KITCHEN

10' 7" x 7' 1" (3.24m x 2.17m)
Newly fitted kitchen. Double glazed uPVC windows to side. Additional double glazed uPVC door, leading to rear garden. Laminate wood effect flooring. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, with four ring gas hob and extractor hood over. Splash back. Space for dishwasher and fridge freezer. Wall mounted vertical radiator.

CLOAKROOM

4' 4" x 3' 7" (1.32m x 1.09m)
Obscure double glazed uPVC window to side. Tiled flooring. Fully tiled walls. W.C. Wall mounted wash hand basin. Heated towel rail. Recently serviced, wall mounted boiler.

FIRST FLOOR

Obscure double glazed uPVC window to side. Carpeted flooring. Doors leading to bedrooms, family bathroom and W.C. Access to loft.

MASTER BEDROOM

12' 6" x 11' 0" (3.83m x 3.37m)
Double glazed uPVC windows to rear. Carpeted flooring. Built in wardrobes. Wall mounted radiator.

BEDROOM TWO

12' 6" x 11' 4" (3.83m x 3.46m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Built in wardrobes. Wall mounted radiator. Coving to ceiling.

BEDROOM THREE

8' 7" x 7' 4" (2.63m x 2.26m)
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator.

SHOWER ROOM

7' 4" x 5' 10" (2.26m x 1.78m)
Obscure double glazed uPVC windows to rear. Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. Heated towel rail. Airing cupboard, housing hot water tank. Separate W.C, with obscure double glazed uPVC window to side.

GARDEN

Large south facing rear garden. Laid to lawn, with paved seating area and pathway. Fence surround, with side gate access. Accessed from the kitchen.

GARAGE

Single garage.

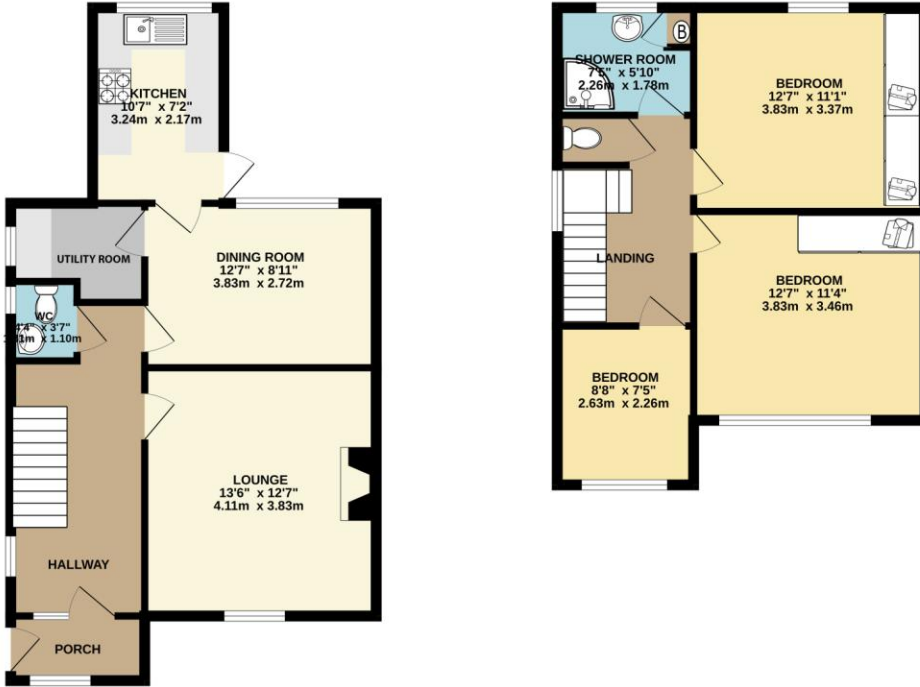
TENURE

MGY are advised that the property is freehold.

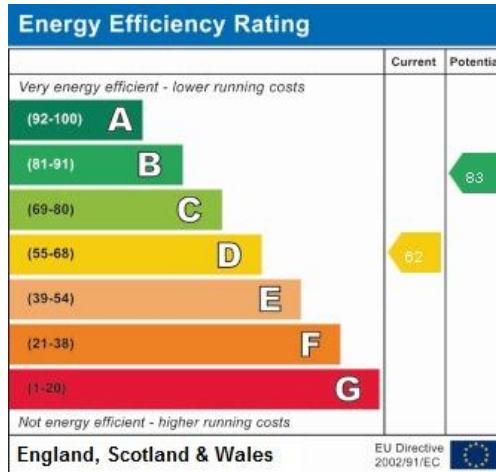
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TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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