

# Broadstairs Road, Leckwith, Cardiff, CF11 8DE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£340,000**



Three Bedroom Semi-Detached House

3

1

2

2

# 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 close to local amenities at Canton, Leckwith and City Centre. The accommodation comprises of entrance hall, large living room, dining room, fitted kitchen, three bedrooms and family bathroom. The property further benefits from double glazing throughout, gas central heating, single garage, outside W.C, large driveway and lovely size enclosed rear garden. No chain. Viewing Highly Recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,093 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated close to local amenities at Leckwith, Canton and City Centre with public transport also available close by. The property is also situated close to good road links giving access to the M4 motorway. There are a number of both primary and secondary schools close at hand together with recreational facilities. Cardiff City Stadium is also a short walk from this property

## FRONT

Large gated paved driveway and front garden. Single garage. Side gate, leading to rear garden.

## ENTRANCE HALL

Entered via obscure double glazed doors, to porch area. Additional door, leading to hallway. Parquet flooring. Wall mounted radiator. Telephone point. Coving to ceiling. Under stair storage cupboard. Carpeted stairs to first floor. Doors to living room, dining room and kitchen.

## LIVING ROOM

Extended living room. Double glazed uPVC windows to rear. French doors to side, leading to rear garden. Carpeted flooring. Electric fireplace. Two wall mounted radiators. TV Aerial point. Telephone point. Coving to ceiling.

## DINING ROOM

Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator. Coving to ceiling.

## KITCHEN

Double glazed uPVC windows to rear and additional double glazed uPVC door, leading to rear garden. Tiled flooring. Fully tiled walls. Fitted wall and base units, with work surfaces incorporating composite sink and drainer, with mixer tap. Integrated double oven. Two ring gas hob, with extractor hood over. Space for washing machine and fridge freezer. Coving to ceiling.

## FIRST FLOOR LANDING

Double glazed uPVC window to side. Carpeted flooring. Storage cupboard. Access to insulated loft space. Coving to ceiling. Doors to bedrooms and bathroom.

## MASTER BEDROOM

Double glazed uPVC windows to front. Double bedroom. Fitted wardrobes. Carpeted flooring. Wall mounted radiator. Coving to ceiling.

## BEDROOM TWO

Double glazed uPVC windows to rear. Laminate flooring. Wall mounted radiator. Fitted wardrobes. Coving to ceiling.

## BEDROOM THREE

Double glazed uPVC windows to front. Laminate flooring. Fitted wardrobes. Wall mounted radiator. Coving to ceiling.

## BATHROOM

A good size modern family bathroom, with obscure double glazed uPVC windows to rear. Vinyl flooring. Fully tiled walls. Walk in shower. Pedestal wash hand basin. W.C. Extractor fan. Wall mounted mirror. Coving to ceiling.

## OUTSIDE W.C

Obscure double glazed uPVC window to side. W.C. Wash hand basin. Wall mounted Combi-boiler, controlled internally.

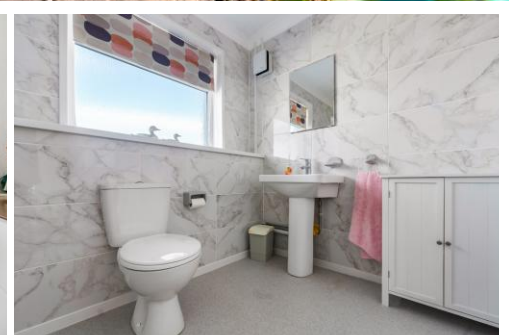
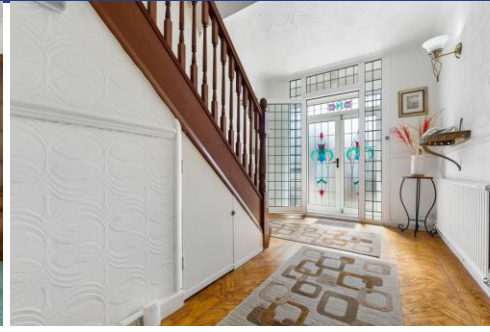
## REAR GARDEN

Large low maintenance garden. Paved, with fence surround. Outhouse, garden shed and greenhouse. Wooden pergolas. External water tap. Side gate access.

## TENURE

MGY are advised that the property is freehold.

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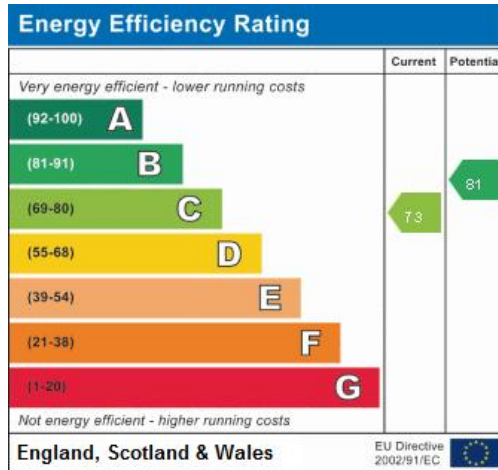
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GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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