

Broadstairs Road

Leckwith | Cardiff | CF11 8DE

Semi-Detached House | Asking Price Of £295,000



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PROPERTY DESCRIPTION

****NO CHAIN**** A well proportioned semi detached house situated in this sought after location close to local amenities at Canton, Leckwith and City Centre. The accommodation comprises entrance hall, through lounge/dining room, fitted kitchen, three bedrooms and good size family bathroom. The property is double glazed throughout, has gas central heating, single garage and lovely size enclosed rear garden. Viewing Highly Recommended.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 969 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.

ENTRANCE HALL

Entered via obscure double glazed sliding doors with further obscure glazed door into hallway. Stairs to first floor with understair cupboard. Central heating radiator. Alarm panel. Coving to artexed ceiling. Original Oak herringbone wooden flooring under carpets. Doors to lounge/dining room and kitchen.

LOUNGE/DINING ROOM

23' 4" x 12' 8" (7.129m x 3.874m) A bright and spacious through room with double glazed windows to both front and rear aspects.

Again original Oak herringbone wooden flooring under carpet. Wall mounted gas fire with back boiler for central heating and hot water. Two central heating radiators. Part coved to artexed ceiling and part wooden ceiling.

KITCHEN

9' 4" x 8' 7" (2.868m x 2.622m) Double glazed window overlooking rear garden. Fitted wall, base and drawer units with contrasting work surfaces incorporating stainless steel sink and drainer with mixer tap. Gas cooker point. Plumbed for washing machine and space for fridge freezer. Vinyl flooring. Tiled walls. Coving to artexed ceiling. uPVC obscure double glazed door to side driveway.

FIRST FLOOR

Double glazed window to side aspect. Access hatch to roof space. Doors to bedrooms and bathroom.

BEDROOM ONE

11' 0" x 10' 2" (3.374m x 3.118m) Large double glazed window to front aspect. Built in wardrobes to one wall. Central heating radiator. Coving to artexed ceiling.

BEDROOM TWO

11' 11" x 8' 5" (3.639m x 2.567m) Double glazed window to rear. Built in wardrobes to one wall. Central heating radiator. Coving to artexed ceiling.

BEDROOM THREE

8' 3" x 7' 1" (2.526m x 2.182m) Double glazed window to front. Central heating radiator. Coving to ceiling.

BATHROOM

9' 11" x 6' 7" (3.027m x 2.022m) A good size family bathroom with two obscure glazed windows to rear. Large walk in shower unit with electric shower, wash hand basin set in vanity unit and low level wc with concealed cistern. Vinyl flooring. Fully tiled walls. Coving to artexed ceiling.

OUTSIDE

Wrought iron gates leading to driveway and paved frontage, dwarf wall with ornate railings. Side access to rear garden which is a good size and mainly laid to lawn. Two paved patio areas and all fully enclosed. Outside storage shed with cold water tap.

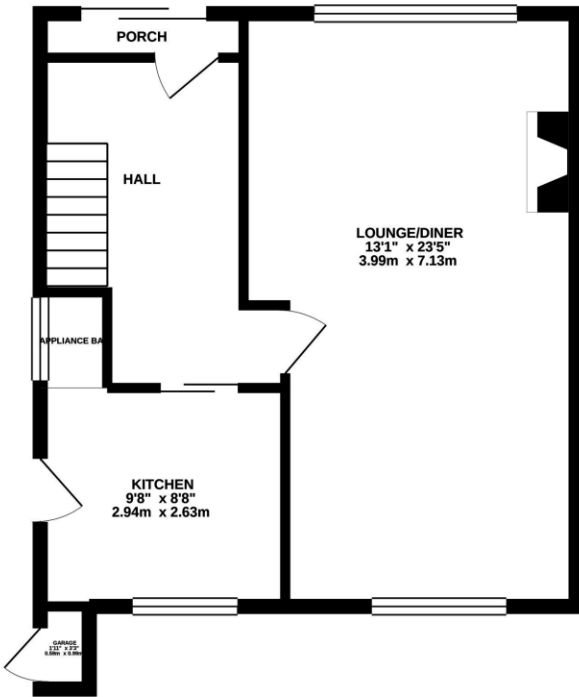
GARAGE

Single Garage with power and car pit.

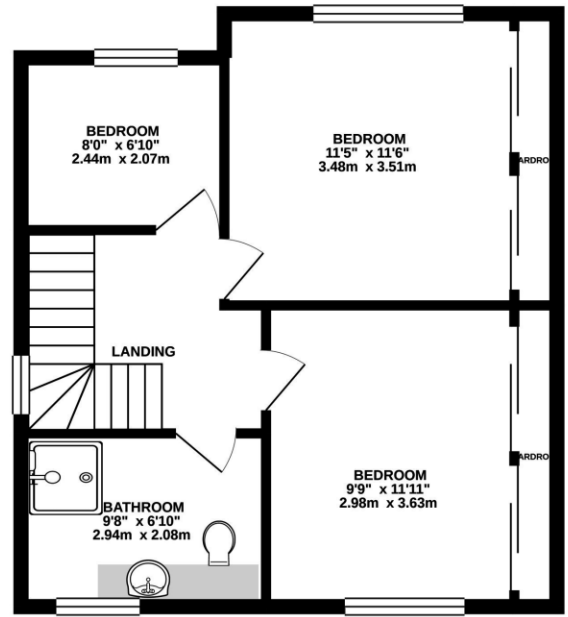


FLOORPLANS

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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