

Broadacres

Leckwith | Cardiff | CF11 8DD



Three Bedroom Semi-Detached House | Asking Price Of £375,000



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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 the sought after location, close to local amenities at Canton, Leckwith and City Centre. The accommodation comprises of entrance hall, living room, dining room, kitchen, large conservatory, three bedrooms and bathroom. The property further benefits from a large rear garden, driveway, double glazing throughout, gas central heating and single garage. No chain. Viewing Highly Recommended.

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** TBC
- **Viewing Arrangements** Strictly by Appointment

FRONT

Large paved driveway, with space for three/four cars. Fitted alarm system. External lighting.

ENTRANCE HALL

Entered via obscure double glazed doors, leading to porch area. Further obscure double glazed uPVC door into hallway. Solid wood flooring. Carpeted Stairs to first floor. Under stair storage cupboard, with space for washing machine. Wall mounted radiator. Alarm panel. Doors to living room, dining room and kitchen.

LIVING ROOM

Large spacious living room. Solid wood flooring. TV Aerial point. Two wall mounted radiators. Original fireplace, with marble surround. Coved ceiling. Double glazed uPVC sliding doors, leading to conservatory.

KITCHEN

New double glazed uPVC windows to rear. Additional double glazed uPVC windows and door, leading to rear garden. Tiled flooring.

Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink and drainer with mixer tap. Ample storage. New integrated fridge freezer and integrated dishwasher. Built in oven, with four ring electric hob.

RECEPTION ROOM

Double glazed uPVC windows to front. Laminate wood effect flooring. Wall mounted radiator. TV Aerial point. Coved ceiling.

CONSERVATORY

Large conservatory. Ample natural daylight. Tiled flooring. French doors leading to rear garden.

FIRST FLOOR LANDING

Double glazed uPVC window to side. Carpeted flooring. Access hatch to insulated loft space. Doors to bedrooms and bathroom.

MASTER BEDROOM

New double glazed uPVC windows to rear. Carpeted flooring. Large fitted wardrobes and storage cupboards. Storage cupboard housing Combi boiler. TV Aerial point. Wall mounted radiator.

BEDROOM TWO

Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Large fitted mirrored wardrobes. TV Aerial point. Wall mounted radiator.

BEDROOM THREE

Double glazed uPVC windows to front. Carpeted flooring. Large fitted wardrobes and storage cupboards. TV Aerial point. Wall mounted radiator.

BATHROOM

New obscure double glazed windows to rear. Tiled flooring. Fully tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

REAR GARDEN

Exceptionally large rear garden, with ample sun. Laid to lawn, with fence surround. Large paved seating area. Outside tap. Summer house. Accessed from the Kitchen, conservatory, garage and additional side gate. External lighting.

GARAGE

Single garage, with fitted wall and base units. Lighting.

TENURE

MGY are advised that the property is freehold.





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FLOORPLANS



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13 Mount Stuart Square, Cardiff Bay, Cardiff
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