

Broadhaven,

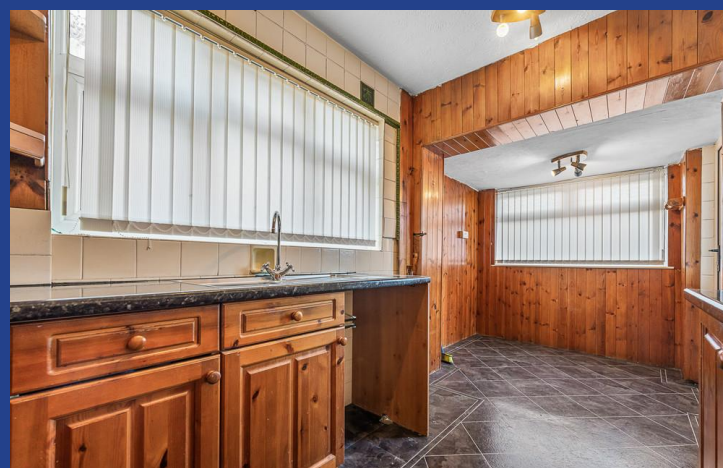
Leckwith, Cardiff, CF11 8DB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£320,000**



Semi-Detached House

3

1

1

1

# Property Description

**\*\*SEMI DETACHED HOUSE\* NO CHAIN\*\*** MGY are pleased to present for sale a three bedroom semi detached house, situated in this sought after location close to local amenities at Canton, Leckwith and City Centre. The spacious accommodation comprises of entrance hall, large living room, fitted kitchen, three bedrooms and family bathroom. The property further benefits from double glazing throughout, gas central heating, single garage, large driveway and lovely size enclosed rear garden. No chain. Viewing Highly Recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 958 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via obscure double glazed door, leading to porch area. External lighting. Additional door, leading to spacious entrance hall. Double glazed window to side. Carpeted flooring. Wall mounted radiator. Under stairs storage cupboard. Carpeted stairway to first floor. Doors leading to living room and kitchen.

## LIVING ROOM

25' 4" x 11' 2" (7.74m x 3.41m)  
Spacious living room. Double glazed uPVC windows to front. Additional double glazed uPVC windows and French doors, leading to rear garden. Carpeted flooring. Two gas fireplaces. Two wall mounted radiators. TV Aerial point. Telephone point.

## KITCHEN

15' 6" x 6' 8" (4.73m x 2.05m)  
Double glazed uPVC windows to side and front. Additional double glazed uPVC door, leading to rear garden. Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Gas cooker point. Plumbed for washing machine and space for fridge freezer. Wall mounted radiator.

## FIRST FLOOR

Double glazed window to side. Carpeted flooring. Doors leading to bedrooms and family bathroom. Loft access.

## MASTER BEDROOM

12' 11" x 11' 2" (3.96m x 3.42m)  
Double glazed uPVC windows to rear. Carpeted flooring. Built in double wardrobe. Wall mounted radiator.

## BEDROOM TWO

11' 5" x 11' 2" (3.49m x 3.42m)  
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator.

## BEDROOM THREE

8' 7" x 6' 11" (2.63m x 2.12m)  
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator.

## BATHROOM

6' 9" x 6' 4" (2.07m x 1.94m)  
A good size family bathroom, with obscure double glazed uPVC windows to rear. Vinyl flooring. Fully tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Wall mounted radiator.

## GARDEN

Large low maintenance garden. Paved, with fence surround. Cold water tap. Side access.

## DRIVEWAY

Exceptionally large paved driveway and front garden, with gated access. Side access to rear garden and single garage.

## GARAGE

Single garage.

## TENURE

MGY are advised that the property is freehold.



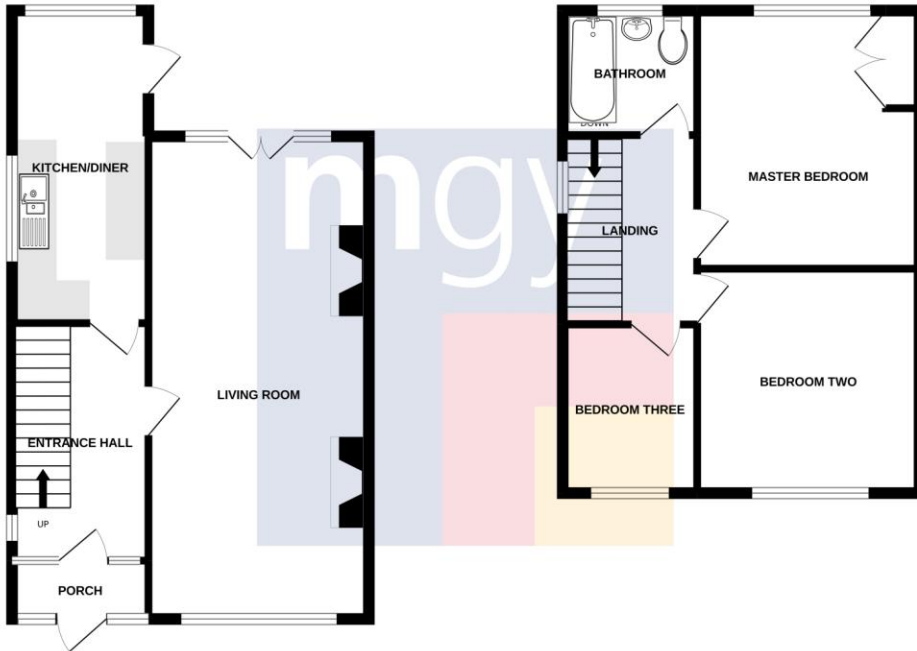
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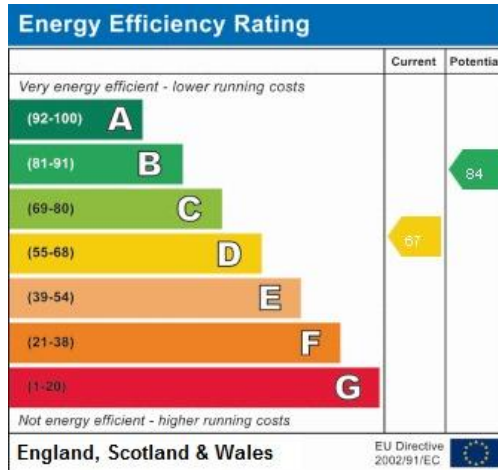
# Broadhaven, Leckwith, Cardiff, CF11 8DB

GROUND FLOOR

1ST FLOOR



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Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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