

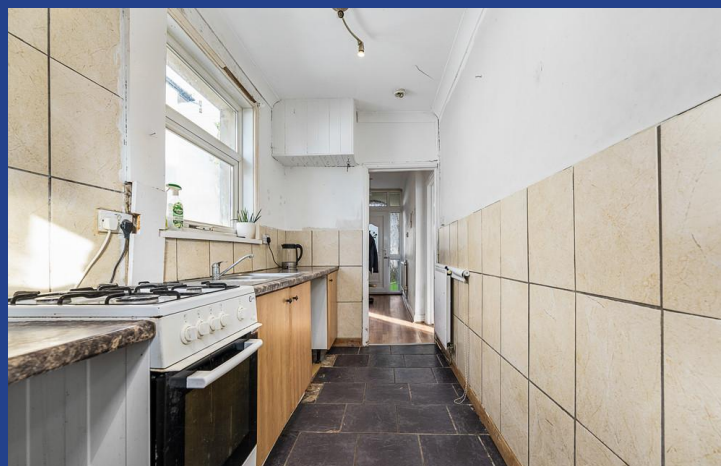
Broad Street,
Canton, Cardiff, CF11 8BW



Estate Agents and
Chartered Surveyors

Asking Price Of

£275,000



Semi-Detached House



Property Description

****SEMI DETACHED HOUSE*NO CHAIN**** An opportunity to acquire a spacious 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, living/dining room, separate kitchen, three bedrooms and family bathroom. The property further benefits from double glazing throughout, gas central heating, single garage, driveway with space for three cars and large south facing rear garden. No chain. Viewing Highly Recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 818 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 paved driveway, with space for three cars. Front garden, laid to lawn. Side gate access to rear garden and garage.

ENTRANCE HALL

Entered via uPVC door. Laminate wood effect flooring. Wall mounted radiator. Under stairs storage cupboard. Carpeted stairway to first floor. Doors leading to lounge/diner and kitchen.

LOUNGE/DINER

25' 5" x 12' 0" (7.76m x 3.66m)
Spacious living room. Double glazed uPVC bay windows to front. Additional double glazed uPVC French doors, leading to rear garden. Carpeted flooring. Two wall mounted radiators. TV Aerial point. Telephone point.

KITCHEN

10' 3" x 6' 3" (3.14m x 1.93m)
Double glazed uPVC windows to side. 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. Access to part boarded and insulated loft, with lighting.

MASTER BEDROOM

11' 11" x 13' 7" (3.65m x 4.16m)
Double glazed uPVC windows to front. Laminate wood effect flooring. Built in wardrobe. Wall mounted radiator.

BEDROOM TWO

11' 11" x 11' 7" (3.64m x 3.54m)
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Cupboard housing combi-boiler. Wall mounted radiator.

BEDROOM THREE

Double glazed uPVC windows to front. Laminate wood effect flooring. Wall mounted radiator.

BATHROOM

7' 8" x 5' 11" (2.36m x 1.82m)
Family bathroom, with obscure double glazed uPVC windows to rear. Vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C.

GARDEN

Large south facing rear garden. Laid to lawn, with paved seating area. Fence and brick surround. Side gate access.

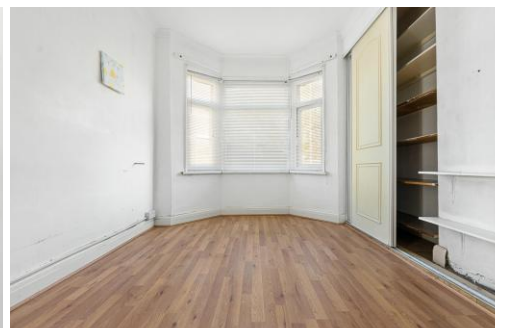
GARAGE

Single garage.

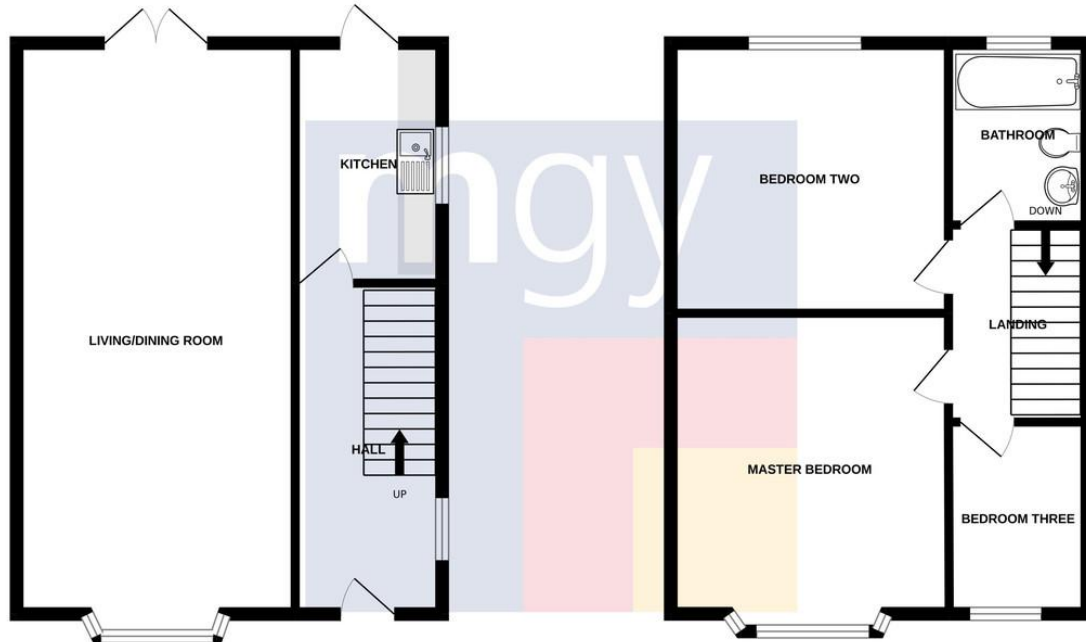
TENURE

MGY are advised that the property is freehold.

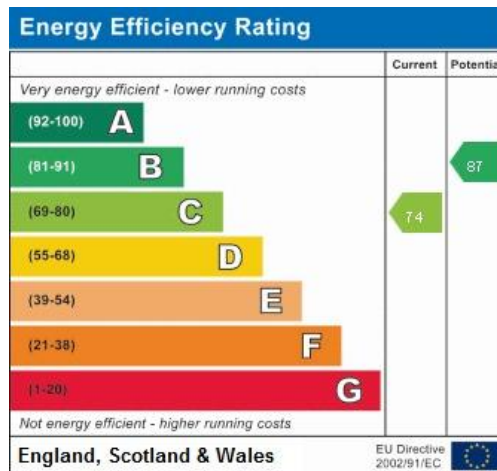
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