

Broadhaven,

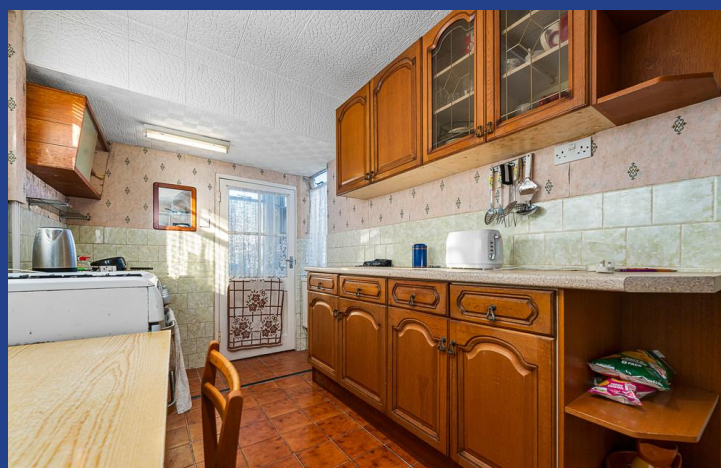
Leckwith, Cardiff, CF11 8DB



Estate Agents and
Chartered Surveyors

Asking Price Of

£299,950



Semi-Detached House

3

1

2

2

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, living room, dining room, fitted kitchen, cloakroom, 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 936 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, dining room and kitchen.

LOUNGE

13' 1" x 11' 2" (3.99m x 3.41m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point. Feature fireplace. Coving.

DINING ROOM

11' 3" x 11' 2" (3.45m x 3.41m)
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point. Feature fireplace. Coving.

KITCHEN

15' 4" x 6' 11" (4.69m x 2.11m)
Double glazed uPVC windows to side. 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. Doors leading to cloakroom and rear garden.

CLOAKROOM

3' 10" x 2' 7" (1.19m x 0.79m)
Obscure double glazed uPVC windows to side. W.C. Wall mounted wash hand basin.

FIRST FLOOR

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

MASTER BEDROOM

13' 0" x 11' 3" (3.98m x 3.44m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator.

BEDROOM TWO

11' 4" x 9' 6" (3.46m x 2.90m)
Double glazed uPVC windows to front. Double bedroom. Built in wardrobes. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

8' 6" x 6' 9" (2.60m x 2.08m)
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator.

BATHROOM

6' 9" x 6' 3" (2.08m x 1.92m)
A good size family bathroom, with obscure double glazed uPVC windows to rear. Tiled flooring. Fully tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Wall mounted radiator.

GARDEN

Large rear garden. Laid to lawn, with paved seating area. Brick and fence surround. External water tap. Outhouse. Side gate, providing access to the rear garden. Side door to single garage.

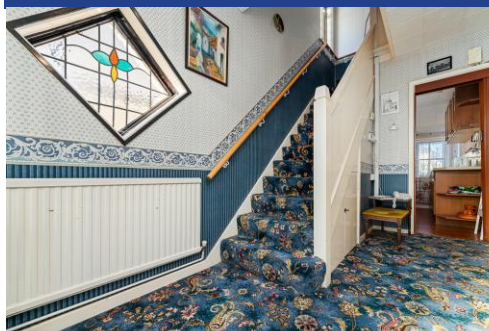
GARAGE

Single garage and driveway, with space for three cars.

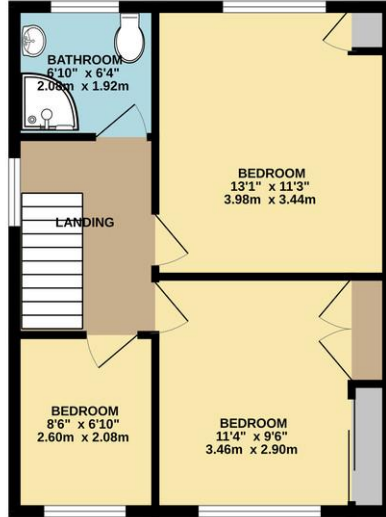
TENURE

MGY are advised that the property is freehold.

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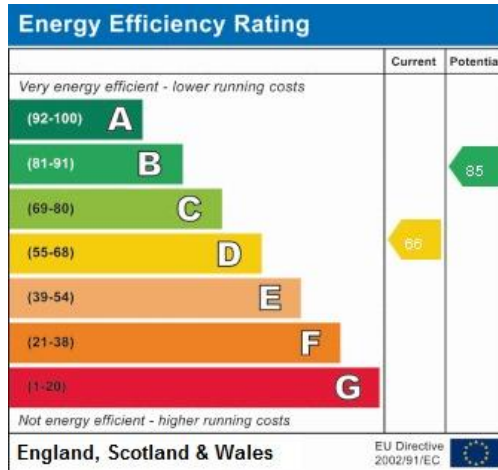


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TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

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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