



**Brocastle Road, CARDIFF CF14 1BB**

## welcome to Brocastle Road, CARDIFF

- Semi-Detached House With Bespoke Extensions And Rear Garage/Annex
- Envious Grounds Inclusive Of Paved Driveway, Rear Gardens Laid Mainly To Lawn And Unique Outbuildings
- Stunning Open Plan Kitchen/Diner Inclusive Of Several Appliances
- Generous Reception Rooms, Conservatory Extension, Additional Ground Floor Study Room
- Three Well-Proportioned Bedrooms

**£530,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



### Porchway

### Entrance Hall

### Reception Area One

11' 1" widest x 10' 8" widest ( 3.38m widest x 3.25m widest )

### Reception Area Two

10' 5" widest x 10' 2" widest ( 3.17m widest x 3.10m widest )

### Conservatory

9' 8" x 8' 5" ( 2.95m x 2.57m )

### Kitchen/diner

18' 4" widest x 13' 8" widest ( 5.59m widest x 4.17m widest )

### Cloakroom - W/c Study

14' 1" x 6' 6" ( 4.29m x 1.98m )

### First Floor Landing

### Bedroom One

13' 4" widest x 8' 9" widest ( 4.06m widest x 2.67m widest )

### Bedroom Two

10' 8" widest x 8' 5" widest ( 3.25m

widest x 2.57m widest )

### Bedroom Three

7' 4" widest x 5' 2" widest ( 2.24m widest x 1.57m widest )

### Bathroom

### Driveway

### Double Garage/annex

18' 3" garage x 18' garage ( 5.56m garage x 5.49m garage )

### Rear Garden

**view this property online** [allenandharris.co.uk/Property/WTC108821](http://allenandharris.co.uk/Property/WTC108821)



### Property Ref:

WTC108821 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



allen & harris



**029 2069 2626**



[whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



**allenandharris.co.uk**