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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Broad Street,
Canton, Cardiff
CF11 8BZ

Guide Price £255,000
Freehold

Broad Street, Canton, Cardiff, CF11 8BZ

Overview

- NO CHAIN!!! EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- PROPERTY REQUIRES MODERNISATION
- DOUBLE BAY FRONTED
- PORCH ENTRANCE
- OPEN-PLAN LIVING & SITTING ROOMS
- OPEN-PLAN KITCHEN/DINER - EXTENDED
- DOWNSTAIRS W.C & UPSTAIRS FAMILY BATHROOM
- LARGE BRICK-PAVED DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN
EXTENDED 3-BED SEMI-DETACHED FAMILY HOME - THIS SPACIOUS PROPERTY REQUIRES MODERNISATION - DOUBLE BAY-FRONTED - CLOAKROOM/DOWNSTAIRS W.C - PORCH ENTRANCE - OPEN-PLAN LIVING & SITTING ROOMS - OPEN-PLAN & EXTENDED KITCHEN/DINER - UPSTAIRS FAMILY BATHROOM & 3 BEDROOMS - BRICK-PAVED DRIVEWAY - LARGE & ENCLOSED REAR GARDEN - FREEHOLD.



MR HOMES Offer **FOR SALE** with **NO CHAIN** THIS 3-Bed Semi-Detached Double Bay Fronted Family Home, comprising in brief; Porch Entrance, Hallway, Living Room, Sitting Room, Extended Kitchen & Dining Room, Downstairs W.c, Staircase to the First Floor Landing, Hatch to the Loft housing the Ideal c30kw Combi-Boiler, Bedrooms 1, 2, 3 & a Family Bathroom. The Front Garden is Low-Maintenance, the Rear Garden is Large & Enclosed. Brick-Paved Private Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal c30kw Combi-Boiler.



EPC Rating = C.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST...

Porch

6' 8" x 4' 0" (2.03m x 1.22m)

Hallway

13' 0" x 5' 3" (3.96m x 1.60m)

Living Room with Bay Window

10' 8" x 10' 0" (3.25m x 3.05m)

Open-Plan to

Sitting Room

12' 0" x 11' 4" (3.65m x 3.45m)

Open-Plan to

Kitchen/Diner - EXTENDED

15' 10" x 8' 0" (4.82m x 2.44m)

Downstairs W.c - EXTENDED

4' 1" x 3' 0" (1.24m x 0.91m)

First Floor Landing

7' 0" x 3' 2" (2.13m x 0.96m)

Hatch to Loft - Housing Ideal c30kw Combi-Boiler

Bedroom 1 with Bay Window

13' 0" x 8' 0" to front of fitted wardrobes (3.96m x 2.44m)

Bedroom 2

11' 0" x 10' 0" to front of fitted wardrobes (3.35m x 3.05m)

Bedroom 3

8' 0" x 7' 4" (2.44m x 2.23m)

Family Bathroom

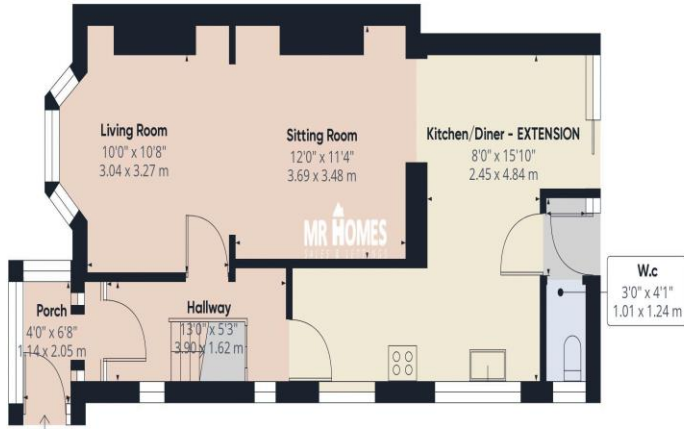
7' 0" x 5' 8" (2.13m x 1.73m)

Front Garden - Low-Maintenance

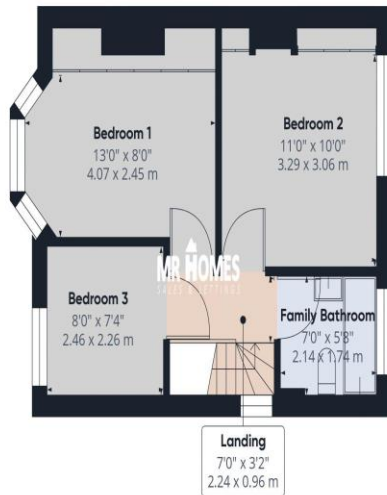
Large Driveway - Brick-Paved



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

986.08 ft²

91.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF OFFICE

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