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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Broad Street,
Canton, Cardiff
CF11 8BZ

Guide Price £299,950
Freehold

Broad Street, Canton, Cardiff, CF11 8BZ

Overview

- 3-BED SEMI-DETACHED FAMILY HOME - DOUBLE BAY FRONTED
- VERY WELL PRESENTED
- BEAUTIFUL SOUTH-WEST FACING REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
- 2x RECEPTION ROOMS
- RE-FITTED & MODERN KITCHEN
- BRAND NEW CARPETS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- EXTREMELY SOUGHT AFTER LOCATION - EXCELLENT SCHOOL CATCHMENT
- FREEHOLD



NO CHAIN!!! MOVE STRAIGHT IN!!!
A VERY WELL PRESENTED & EXTREMELY SOUGHT AFTER 3-BED SEMI-DETACHED FAMILY HOME - DOUBLE BAY FRONTED - BEAUTIFUL SOUTH-WEST FACING REAR GARDEN - DRIVEWAY & 18ft DETACHED GARAGE - 2x RECEPTION ROOMS - RE-FITTED & MODERN KITCHEN - BRAND NEW CARPETS - WET/SHOWER ROOM TO 1st FLOOR - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Property which has been lovingly maintained, the property comprises in brief; External Porch, Entrance Hallway, Living Room with Bay Window, Space Saving Sliding Doors to the Sitting Room, Understair Storage Cupboard housing Electricity Meter & RCD Consumer Unit (fitted 22-3-2017), Re-Fitted & Modern Kitchen, Staircase to the 1st Floor Landing, Bedroom 1 with Bay Window, Bedroom 2, Bedroom 3 & a Re-Fitted Wet/Shower Room with Disabled Access to Shower. The Front Garden is Enclosed, The South-West Facing Rear Garden is Large in Size with Patio to Laid Lawn, a Mixture of Bushes, Plants & Flowers. Driveway & an 18ft Detached Garage. The further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI 105 HE Combi-Boiler.

EPC Rating = D.
Council Tax Band = E.
WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

SCHOOL CATCHMENT:

Lansdowne Primary School (year 2024-25)
Ysgol Pwll Coch (year 2024-25)
Fitzalan High School (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Open-Porch

Original Tile Floor, uPVC Obscured D/g Door,

Entrance Hallway - 12' 6" x 5' 1" max (3.81m x 1.55m)

Brand New Fitted Carpet, uPVC Obscured D/g Window to Side, Single Panel Radiator, Dado Rail, Understair Cupboard Housing Gas Meter. Staircase to 1st Floor Landing. Doors to; Living Room & Sitting Room.

Living Room with Bay Window - 10' 8" x 10' 0" (3.25m x 3.05m)

Brand New Fitted Carpet, uPVC D/g Bay Window to Front, Double Panel Radiator, Space Saving Sliding Doors to Sitting Room.

Sitting Room - 11' 8" x 11' 3" (3.55m x 3.43m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Gas Feature Fireplace with Marble Surround, Single Panel Radiator.

Sitting Room Expanded - 8' 7" x 6' 2" (2.61m x 1.88m)

Brand New Fitted Carpet, uPVC D/g Window to Side, Door to Understair Storage Cupboard & Door to Kitchen.

Understair Storage Cupboard - 5' 0" x 2' 5" (1.52m x 0.74m)

Kitchen - Re-Fitted & Modern - 12' 9" x 8' 11" (3.88m x 2.72m)

Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over, Brick Effect Tiled Splash Backs, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, 4 Ring Gas Hob with Extractor Hood Over, Integrated Dishwasher, Electric Oven, Space for Tall Fridge-Freezer, Plumbed for Washing Machine, Tumble-Dryer to Stay, Double Panel Radiator, uPVC Half Glazed & Obscured D/g Door.

1st Floor Landing - 7' 0" x 3' 5" (2.13m x 1.04m)

Brand New Fitted Carpet to Staircase & Landing, uPVC Obscured D/g Window to Side, Dado Rail, Hatch to Loft. Original Dipped Doors to; Bedrooms 1, 2, 3 & Shower Room.

Bedroom 1 with Bay Window - 13' 3" x 10' 0" (4.04m x 3.05m)

Carpet, uPVC D/g Bay Window to Front, Single Panel Radiator.

Bedroom 2 - 10' 10" x 9' 9" (3.30m x 2.97m)

Carpet, uPVC D/g Window to Rear, Single Panel Radiator. Fitted Cupboard & Fitted Wardrobe housing BAXI 105 HE Combi-Boiler

Bedroom 3 - 8' 0" x 7' 5" (2.44m x 2.26m)

Brand New Fitted Carpet, Single Panel Radiator.

Wet/Shower Room - 7' 2" x 5' 8" (2.18m x 1.73m)

Disable Access to Shower, Pedestal Wash Hand Basin with Taps Over, Close-Coupled W.c, Single Panel Radiator, uPVC Obscured D/g Window to Rear, Fully Tiled Walls, Wall Mounted Electric Extractor Fan.

Front Garden - Enclosed

Lockable Side Gate Accessing the Rear Garden

Rear Garden - South-West Facing

Patio to Laid Lawn with a Range of Plants, Flowers & Bushes.

Driveway

Detached Garage - 18' 3" x 7' 7" (5.56m x 2.31m)

Double Doors Access, Window to Rear, uPVC D/g Door to Rear Garden



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.



CARDIFF OFFICE

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