

Broadway

CARDIFF, CF24 1QJ

OFFERS OVER £225,000

**Hern &
Crabtree**



Broadway

This beautifully renovated three-bedroom home blends stylish modern living with an enviable outdoor retreat.

At the rear, a spacious, sun-drenched garden awaits — thoughtfully landscaped with a newly laid patio and easy-care lawn, it's the perfect setting for everything from relaxed morning coffees to vibrant summer gatherings. Private, peaceful, and beautifully presented, this outdoor space is a true highlight that's sure to impress.

Step inside to discover a home that's been tastefully updated throughout. From the sleek, contemporary kitchen to the elegant bathroom and fresh, neutral décor, every detail has been carefully considered. Three generously sized bedrooms offer versatility for growing families, professionals working from home, or those simply seeking extra space.

With Splott Park just a short stroll away and an array of independent cafés, local shops, and excellent transport links nearby, this is a fantastic opportunity to join a friendly, well-connected community that continues to thrive.



874.00 sq ft

Entrance

Enter via a double glazed composite door to the front elevation with window over. LVT flooring. Radiator. Stairs rising up to the first floor. Understairs storage cupboard.

Lounge

15'9" max x 9'11" max

Double glazed window to the front elevation. Coved ceiling. Radiator. Fitted storage and shelving into alcoves.

Dining Room

14'1" max x 10'2" max

Double glazed window to the rear elevation. Radiator. Half rise feature wall panelling.

Kitchen

12'6" max x 6'11" max

Double glazed window to the side elevation. Double glazed PVC door leading to the rear garden. Base units with worktops over. One bowl composite sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. LVT flooring. Radiator.

Landing

Stairs rise up from the entrance. Wooden handrail and spindles. Matching banister. Radiator. Loft access hatch.

Bedroom One

13'2" max x 10'3" max

Double glazed window to the rear elevation. Radiator.

Bedroom Two

11'9" max x 10'0" max

Double glazed window to the front elevation. Radiator.

Bedroom Three

10'8" max x 9'11" max

Double glazed window to the front elevation. Radiator.

Bathroom

12'7" max x 6'9" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower tray with plumbed shower over and glass splashback screen. Bath with mixer taps.

Coved ceiling. Heated towel rail. Tiled walls. Tiled flooring. Fitted storage cupboard with concealed gas combination boiler.

Garden

Enclosed rear garden. Stone chipping seating area. Purpose built storage shed. Astro turf lawn. Further paved seating area.

Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating D.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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