

# Broad Street, £260,000

- Council Tax Band D
- NO CHAIN
- Three Bedroom Semi-Detached
- Driveway for Off Street Parking
- Potential to Improve
- Generous Sized Rear Garden
- EPC Rating: C









## About the property

Located in the popular area of Canton, Cardiff is this three bedroom semi-detached property being sold with NO ONGOING CHAIN! Situated just walking distance from all local amenities within Capital Retail Park, the property is also within close proximity to Ninian Park Train Station, Jubilee Park and Fitzalan High School. Internally the property comprises entrance porch, hallway, open plan lounge, kitchen and downstairs wc. To the first floor are three bedrooms and a family bathroom. To the rear of the property is a generous sized garden with side access leading to driveway for off-street parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

## **Accommodation**

## **Entrance Porch**

#### Hallway

## Lounge

11' 9" max x 10' max ( 3.58m max x 3.05m max )

#### **Reception Room**

11' 4" x 12' 1" ( 3.45m x 3.68m )

### **Kitchen/Dining Room**

15' 9" max x 16' 9" max ( 4.80m max x 5.11m max )









**Downstairs Wc** 

Bathroom

## Landing

## Rear Garden

## **Master Bedroom**

9' 9" max x 13' 3" max ( 2.97m max x 4.04m max )

## **Bedroom Two**

11' 9" max x 10' 8" max ( 3.58m max x 3.25m max )

## **Bedroom Three**

7' 4" x 7' 9" ( 2.24m x 2.36m )

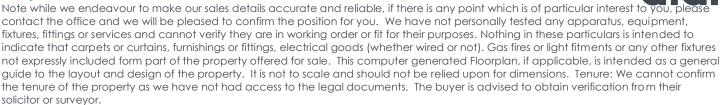


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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