

**67 Broadhaven, Leckwith
Cardiff
CF11 8DA**

Entrance Hall

Entered via a full glazed Upvc door into this inviting reception hall. Balustrade stairwell. Radiator. Original woodblock floor. Close. Under stairs storage cupboard.. Doors leading to lounge & kitchen.

Lounge 12'7" x 11'2"

A light and well decorated living room featuring an 'Adam' style fireplace. Window to front. Radiator. Woodblock flooring running through to:



Dining Area 11'11" x 11'1"

A spacious dining room with Upvc 'French' Style glazed doors leading out onto patio terrace. Radiator. Coved ceiling.



Kitchen 9'5" x 8'9"

A well proportioned fitted kitchen with a countryside feel. Good selection of wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine, integrated electric double oven & induction hob together with extractor hood. Tiled splashbacks. Tiled floor. Window & full glazed Upvc door leading out to rear garden.



First Floor Landing

Panelled doors leading off to three bedrooms and bathroom W.C. Loft space. Window to side

Bedroom One 11'2" x 10'5"

A very good sized double bedroom featuring floor to ceiling fitted mirror wardrobes. Window to front. Coved ceiling. Radiator



Bedroom Two 12'1" x 8'7"

Another good sized double bedroom with fitted floor to ceiling mirror wardrobes. Laminate floor. Radiator. Coved ceiling. Window over looking rear garden

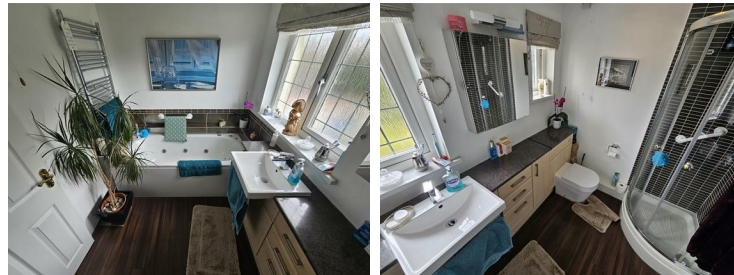


Bedroom Three 8'2" x 7'3"

A decent sized bedroom presently used as a dressing room. Fitted wardrobes. Window to front. Radiator. Laminate floor. Coved ceiling

Bathroom W.C. 10'1" x 6'8"

A larger than average refurbished bathroom with a white quality suite comprising of furnishings incorporating W.C. & wash hand basin. Jacuzzi panelled bath. Glazed cubicle incorporating chrome mains fed mixer shower. Tiled splashbacks. Chrome heated towel rail. Laminate floor. Two windows to rear



Front Garden

A well maintained front garden enclosed by brick built wall and decorative wrought iron work, Stone based area with nature flowered rockery. Brick based forecourt offering off road parking for two cars. Wrought iron gate to side gives pedestrian access to rear garden.

Rear Garden

A large and colourful rear garden boasting a very good sized patio terrace with steps leading down to a well tended lawn complimented by an abundance of flowers, shrubs and trees to borders. Timber shed.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week.

Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Must Be Viewed! A Very Nicely Presented Semi Detached House Located At This Popular Suburb Of Cardiff Being Handily Placed For The Shopping Facilities Of Both Cowbridge Road East & The Nearby Cardiff City Football Club Retail Park. Accommodation Briefly Comprises Of Entrance Hall, Lounge Through To Dining Room, Fitted Kitchen, Three Bedrooms (All With Fitted Wardrobes), & Refurbished Bathroom W.C. With Jacuzzi Bath & Shower Cubicle. Gas Central Heating. Upvc Windows & Doors. Original Woodblock Floors To Ground Floor. Off Road Parking For Two Cars. The Property Boasts A Large Landscaped Rear Garden. Viewings Highly Recommended. Energy Rating C. Quick Sale Offered.