

Broadhaven,

Leckwith, Cardiff, CF11 8DA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£380,000**



Three Bedroom Semi-Detached House

3

2

2

2

# Property Description

**\*\*IMMACULATELY PRESENTED SEMI-DETACHED HOUSE\* NO CHAIN\*\*** MGY are pleased to present for sale a superb three bedroom semi-detached house, situated in this sought after location, Broadstairs Road, Leckwith. Close to local amenities at Canton, Leckwith and City Centre. The immaculate accommodation comprises of entrance hall, porch, living room, impressive extended kitchen/diner, shower room, three bedrooms and modern family bathroom. The refurbished property further benefits from double glazing throughout, gas central heating, driveway, front garden and large south facing rear garden. No chain. Viewing Highly Recommended.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 904 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated close to local amenities at Leckwith, Canton and City Centre with public transport also available close by. The property is also situated close to good road links giving access to the M4 motorway. There are a number of both primary and secondary schools close at hand together with recreational facilities. Cardiff City Stadium is also a short walk from this property.

## ENTRANCE HALL

Entered via uPVC door to porch, with tiled flooring. Additional door, leading to entrance hall. New carpeted flooring. Wall mounted radiator. Carpeted stairway to first floor. Under stair storage cupboards. Wall mounted radiator. Doors leading to living room, kitchen/diner and shower room.

## LIVING ROOM

14' 6" x 12' 9" (4.43m x 3.89m)  
Double glazed uPVC windows to front. New carpeted flooring. Gas fireplace, with marble surround. Wall mounted radiator. TV Aerial point. Telephone point.

## KITCHEN/DINER

20' 11" x 19' 7" (6.39m x 5.98m)  
A fantastic open plan living area, with ample natural daylight. Double glazed uPVC bi-fold doors, leading to rear garden. Two Sky lights. Extremely spacious. Extended and fully modernised. Tiled wood effect flooring, with underfloor heating. Large modern fitted kitchen, with ample storage. Wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap. Space for oven. Stoves extractor hood. Integrated fridge freezer and washer/dryer. Large Breakfast Island, with ample storage below, power points and space for breakfast stools.

## SHOWER ROOM

11' 3" x 3' 9" (3.45m x 1.15m)  
Double glazed uPVC window to front. Part tiled walls. Vanity enclosed wash hand basin. Wall mounted mirror. Walk in shower. Ample storage. W.C. Wall mounted radiator. Extractor fan. Heater. Spotlights.

## FIRST FLOOR

Double glazed uPVC window to side. New carpeted flooring. Doors leading to bedrooms and family bathroom. Access via fitted ladder to loft space.

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#### MASTER BEDROOM

12' 6" x 11' 3" (3.83m x 3.44m)

Double glazed uPVC windows to front. New carpeted flooring. Large built in wardrobes. Wall mounted radiator.

#### BEDROOM TWO

11' 10" x 8' 8" (3.61m x 2.65m)

Double glazed uPVC windows to rear. Double bedroom. New carpeted flooring. Large built in wardrobes. Combi-boiler. Wall mounted radiator.

#### BEDROOM THREE

7' 3" x 6' 5" (2.21m x 1.96m)

Double glazed uPVC windows to front. New carpeted flooring. Built in wardrobe, with sliding doors. Wall mounted radiator.

#### BATHROOM

10' 0" x 6' 2" (3.05m x 1.90m)

Large modern bathroom. Obscure double glazed uPVC windows to rear. Tiled flooring. Fully tiled walls. Walk in double shower cubicle, with rainfall shower and additional shower attachment. Inset storage, with lighting. His and hers wash hand basins. Large wall mounted mirror, with lighting. W.C. Heated towel rail. Extractor fan. Spotlights.

#### GARDEN

Large south facing rear garden. Laid to lawn, with paved seating area. Side gate access. Accessed from the living area.

#### DRIVEWAY

Large driveway, with space for two cars.

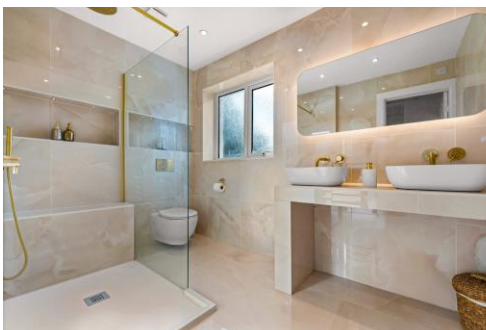
#### TENURE

MGY are advised that the property is freehold.

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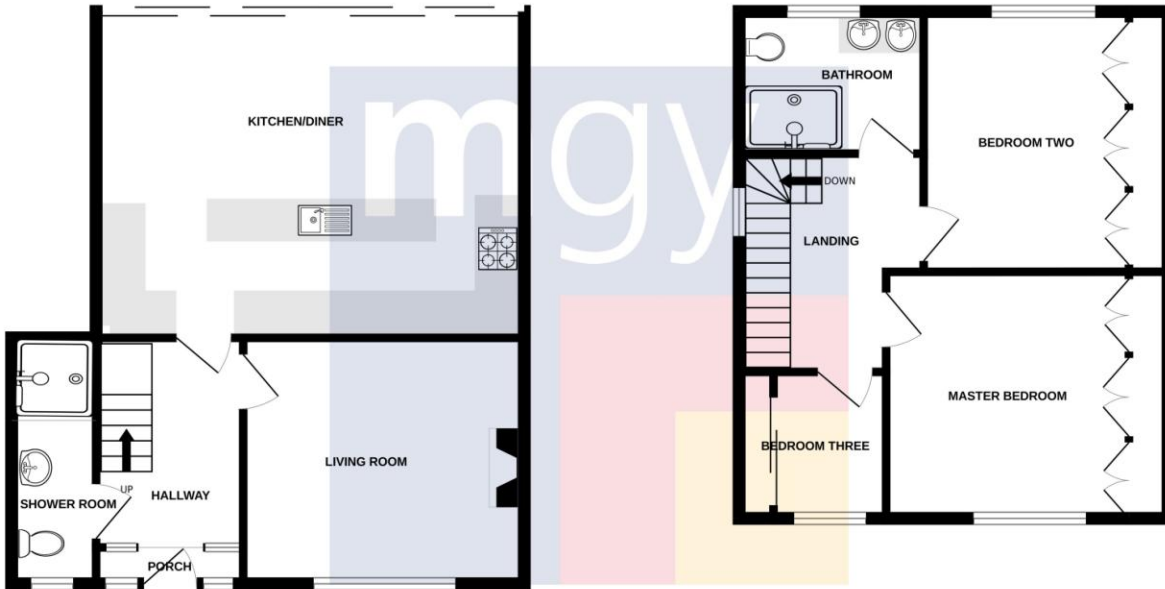
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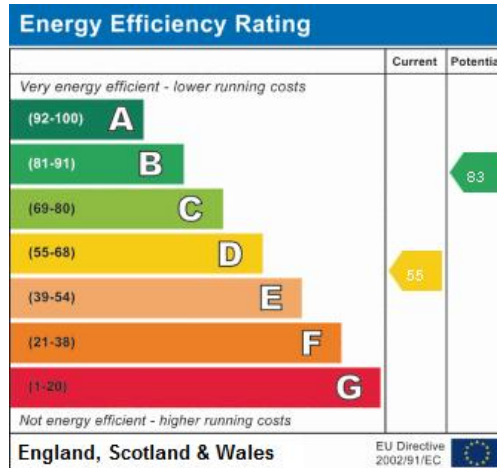
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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