



**BROADSTAIRS ROAD**  
**LECKWITH**  
**CARDIFF CF11 8DE**

OFFERS IN EXCESS OF  
**£450,000**



**SEMI-DETACHED HOUSE**



**4**



**3**



**3**



**2**

**\*\*SEMI DETACHED HOUSE, FOUR BEDROOMS\*\*** MGY are pleased to present for sale a spacious four bedroom semi-detached house, situated in this sought after location, Broadstairs Road, Leckwith. Close to local amenities at Canton, Leckwith and City Centre. The spacious accommodation comprises of entrance hall and porch, lounge, kitchen, dining room, kitchen, reception room with separate lobby entrance, utility room with additional storage area and shower room. To the first floor are three bedrooms, study and bathroom and an additional bedroom and ensuite to the second floor. The property further benefits from double glazing throughout, gas central heating, driveway with parking for three cars, and an excellent sized rear garden. Viewing Highly Recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,922 SQ FT**

**VIEWING: 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.

#### PORCH

Entered via uPVC obscure double-glazed door into porchway with glazed side panels. Hard laminate wood flooring. Additional door leading into hallway.

#### HALLWAY

Entered via door from porch, continuation of wooden laminate flooring. Wall mounted radiator. Carpeted stairway to first floor. Under stair storage cupboards. Doors leading to all rooms.

#### LOUNGE

14' 5" x 12' 4" (4.41m x 3.77m)  
Double glazed uPVC windows to front. Carpeted flooring. Electric fireplace and alcoves. Fixed shelving. Wall mounted radiator. TV Aerial point. Telephone point.

#### KITCHEN

14' 7" x 8' 1" (4.47m x 2.47m)  
A fantastic open plan Howdens kitchen, extremely spacious with Lamona appliances. Extended and fully modernised. Hard laminate wood flooring, with underfloor heating. Large modern fitted kitchen, with ample storage. Wall and base units, with complementary work surfaces incorporating incinerator sink, with dual tap. Integrated oven/grill and dishwasher. Space for fridge freezer. 5kw log burner. Breakfast Island, with four ring gas hob and separate induction hob with extractor hood over, ample storage below, and space for breakfast stools. Spotlights.

#### DINING ROOM

18' 2" x 12' 6" (5.56m x 3.82m)  
Two skylights with ample natural daylight. Double glazed bi-fold doors, leading to rear garden. Continuation of hard laminate flooring. Vertical radiator. uPVC door leading to storage area.

#### STORAGE

Storage area accessed from the dining room, with corrugated roof.

#### UTILITY ROOM

8' 10" x 8' 0" (2.70m x 2.46m)  
Double glazed uPVC window to side. Continuation of hard laminate flooring. Space and plumbing for washing machine and dryer, plus ample storage. Stainless steel sink and drainer with dual tap. Wall mounted radiator. Door to storage.

#### RECEPTION ROOM

16' 9" x 11' 5" (5.13m x 3.48m)  
Double glazed uPVC windows to side. Hard laminate wood flooring, with underfloor heating. Comer wash hand basin with dual tap. TV point. Spotlights. Wall mounted radiator. Doors to rear garden, and lobby leading to front garden. Door to shower room.



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## SHOWER ROOM

5' 9" x 4' 3" (1.76m x 1.30m)

Double glazed uPVC window to side. Wet room with mains powered shower over. Vanity enclosed wash hand basin with dual tap. Wall mounted mirror. WC. Vinyl flooring. Heated towel rail.

## FIRST FLOOR

### FIRST FLOOR LANDING

Hard laminate flooring. Carpeted stairs rising to second floor. Doors to three bedrooms, study, bathroom and storage cupboard housing boiler.

### BEDROOM TWO

11' 8" x 10' 4" (3.57m x 3.17m)

Double glazed uPVC windows to rear. Double bedroom. Hard laminate flooring. Wall mounted radiator.

### BEDROOM THREE

12' 2" x 10' 11" (3.71m x 3.35m)

Double glazed uPVC window to front. Double bedroom. Hard laminate flooring. Wall mounted radiator.

### BEDROOM FOUR

8' 0" x 7' 1" (2.46m x 2.16m)

Double glazed uPVC window to front. Hard laminate flooring. Wall mounted radiator.

### STUDY

15' 0" x 5' 2" (4.59m x 1.58m)

Double glazed uPVC window to front. Hard laminate flooring. Wall mounted radiator.

### BATHROOM

13' 3" x 6' 5" (4.04m x 1.97m)

Two obscure double glazed uPVC windows to rear. Partly tiled walls. Wet room with electric powered shower over. Vanity enclosed wash hand basin with dual tap. Wall mounted mirror. Panelled bath with mixer tap over. WC. Vinyl flooring. Heated towel rail.

## SECOND FLOOR

### BEDROOM ONE

18' 4" x 15' 2" (5.59m x 4.64m)

Double glazed uPVC window to rear and two additional Velux windows. Carpeted flooring. Double bedroom. Fitted wardrobes and storage across one wall. Wall mounted radiator.

### ENSUITE

Double glazed uPVC window to rear. Wet room with mains powered shower over. Vanity enclosed wash hand basin with mixer tap. Wall mounted mirror. WC. Vinyl flooring. Heated towel rail.

## OUTSIDE

### GARDEN

Excellent sized private rear garden, with part porcelain paving and artificial lawn areas. Fenced and stone wall borders. PowerPoints.

### DRIVEWAY

Large driveway, with space for three cars.

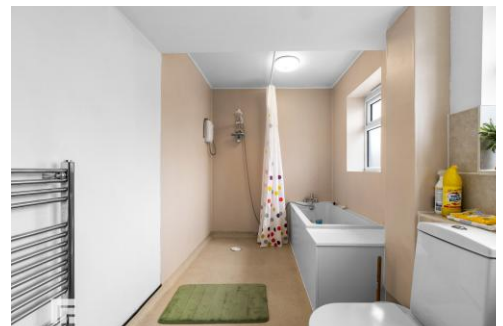
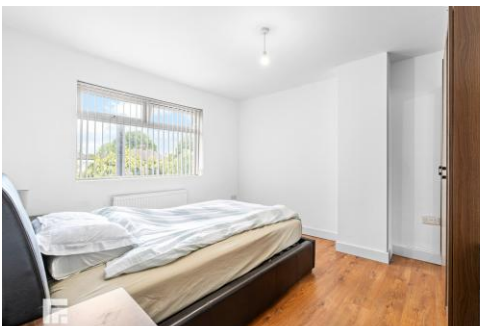
### TENURE

MGY are advised that the property is freehold.



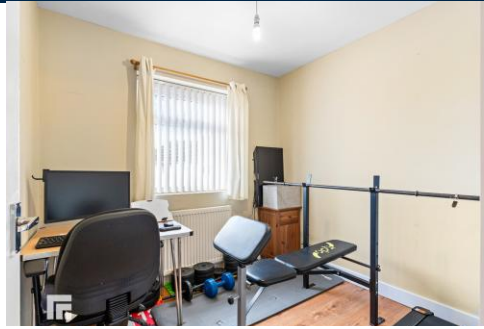


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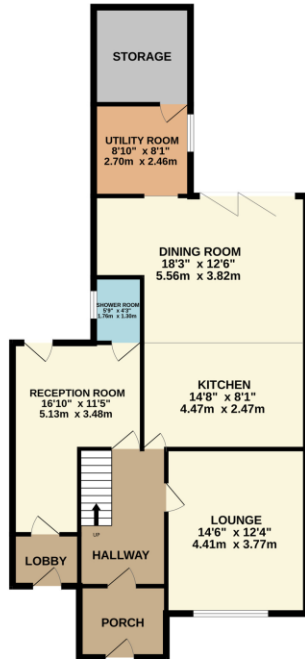


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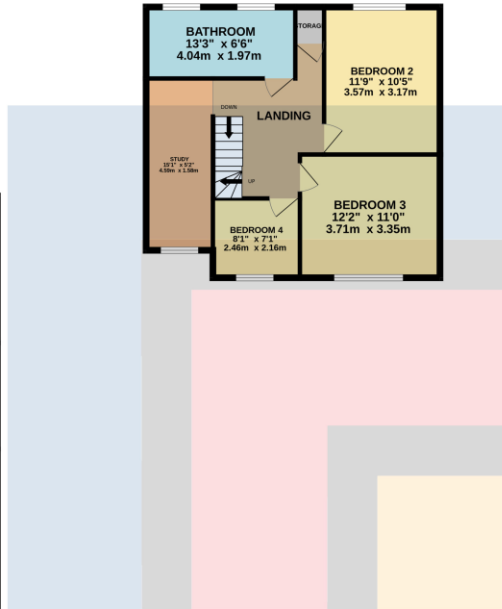


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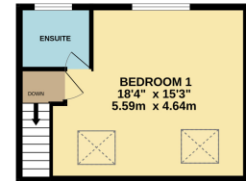
GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (56.0 sq.m.) approx.

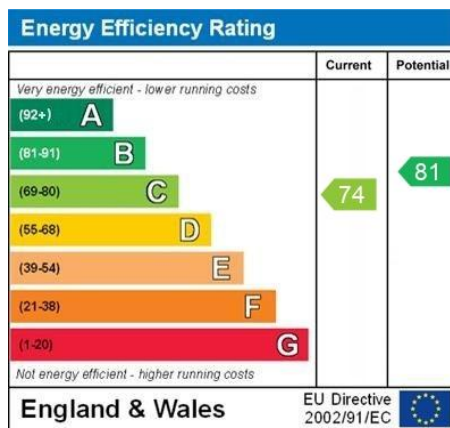


2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1922 sq.ft. (178.5 sq.m.) approx.

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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