

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



BROADACRES  
CANTON





# Broadacres, Leckwith, CRF

Main Building: Total Interior Area 1368.94 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Brand new build, four bedroom detached family home within walking distance to Treganna, Pwll Coch and Fitzalan High

Comments by - Mr Elliott Hooper-Nash



# BROADACRES

CANTON, CF11 8DD - ASKING PRICE - £475,000

 4 Bedroom(s)  3 Bathroom(s)  1368.94 sq ft

Welcome to this stunning brand new detached family home located in the desirable area of Broadacres, Cardiff. This property boasts 4 bedrooms, 2 bathrooms, and 1 reception room, providing ample space for a growing family.

One of the standout features of this property is the 10-year warranty, offering peace of mind to the new homeowners. The LED feature lighting adds a modern touch to the interior, creating a warm and inviting atmosphere throughout the house.

Situated within walking distance to both Welsh Primary schools, this home is perfect for families with young children. Additionally, the internal access to the garage, which has been partially converted, provides flexibility for use as an additional living space, home office, or gym.

Don't miss out on the opportunity to own this beautiful detached home in Broadacres. Book a viewing today and envision the endless possibilities this property has to offer!

## PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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Director







**Entrance Hallway**

**Living Room**  
4.19m x 3.81m (13'9 x 12'6)

**Kitchen / Breakfast room**  
16'4 x 8'9 (52'5"13'1" x 26'2"29'6")

**Dining Area**  
2.90m x 4.37m (9'6 x 14'4)

**Utility / WC**  
1.47m x 1.98m (4'10 x 6'6)

**Garage**  
2.82m x 5.49m (9'3 x 18')  
Internal access form hallway - fully lined and floor raised meaning it could easily be converted to another reception room if needed.

**To the First Floor**

**Bedroom One**  
4.19m x 4.22m (13'9 x 13'10)

**Ensuite**  
1.65m x 1.70m (5'5 x 5'7)

**Bedroom Two**  
4.19m x 3.68m (13'9 x 12'1)

**Bedroom Three**  
2.84m x 3.78m (9'4 x 12'5)

**Family Bathroom**  
2.18m x 1.70m (7'2 x 5'7)

**Bedroom Four**  
2.82m x 3.76m (9'3 x 12'4)

**Garden**  
Low maintenance rear garden with great size outbuilding, Side access to the front

**Out Building**

**Driveway**  
Parking for two cars

**Council tax**  
TBC

**Tenure**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**School Catchment**

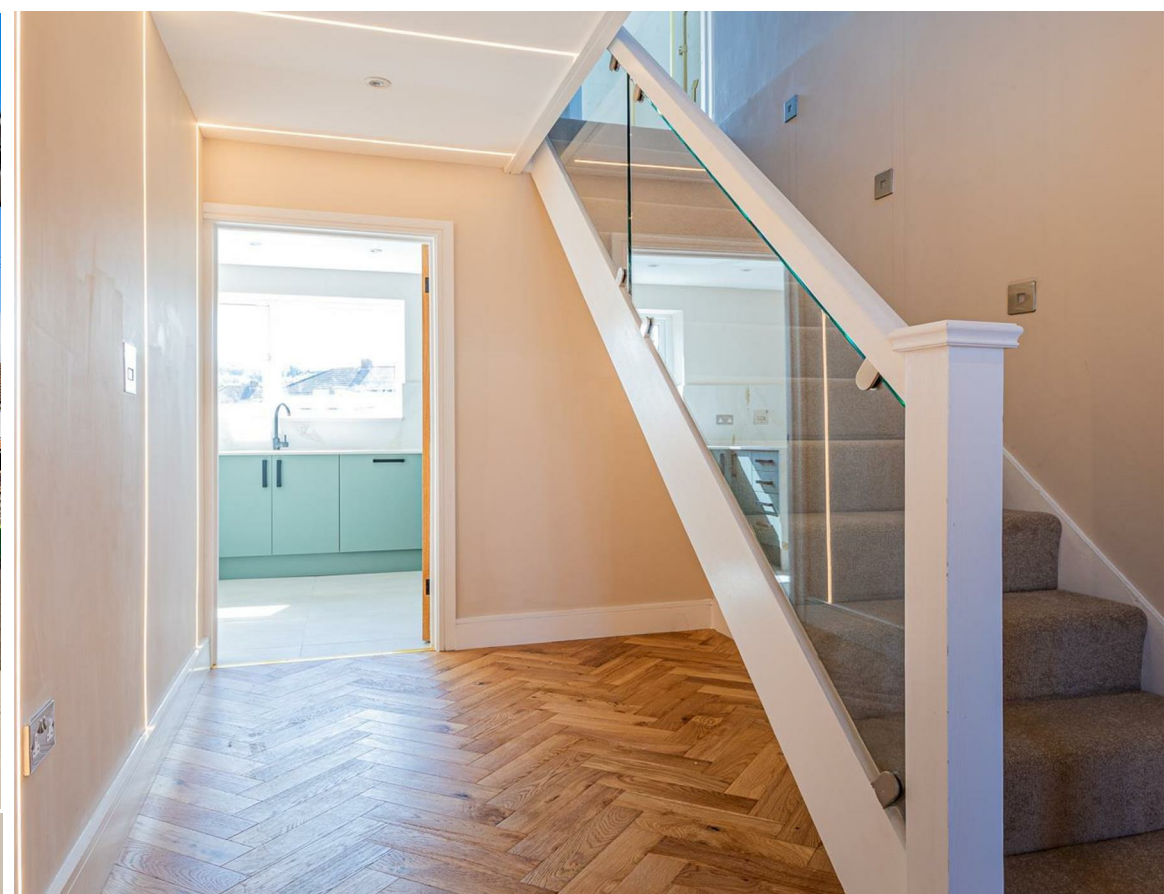
My English medium primary catchment area is Lansdowne Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	86
(69-80) C		
(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	











