



**BROAD STREET**  
**LECKWITH**  
**CARDIFF CF11 8BY**

ASKING PRICE OF  
**£267,500**



**SEMI-DETACHED HOUSE**



**3**



**1**



**1**



**1**

**\*CHAIN FREE, THREE BEDROOM, SEMI-DETACHED HOUSE\*** MGY are delighted to bring to market this three bedroom, semi-detached house situated on the much favoured Broad Street, Leckwith. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three bedrooms and family bathroom. The property further benefits from being chain free, has a great sized and low maintenance rear garden and has great scope to be modernised throughout. **\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from private front courtyard. Carpet to floor. Radiator. Pendant light fitting. Stairs rising to first floor. Doors to lounge/diner.

#### **LOUNGE/DINER**

17' 2" x 25' 9" (5.25m x 7.86m)  
Carpet to floor. Bay window to front aspect. Coving. Pendant light fittings. Fitted cupboards in alcoves. Radiators. Power points. Double glazed uPVC sliding doors leading to rear garden. Electric fireplace. Storage cupboard housing utility meters. Door to :-

#### **KITCHEN**

9' 10" x 9' 8" (3.00m x 2.97m)  
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath, and stainless steel sink and drainer with mixer tap over. Pendant light fitting. Integrated fridge/freezer. Space and plumbing for washing machine. Tiled splashback. Power points. Double glazed uPVC window to side aspect. Door leading to rear garden.

#### **FIRST FLOOR**

Carpet to stairs and landing. Doors to all bedrooms and bathroom. Loft hatch.

#### **MASTER BEDROOM**

9' 10" x 13' 8" (3.02m x 4.19m)  
Carpet to floor. Double glazed uPVC bay window to front aspect. Pendant light fitting. Power points. Radiator.

#### **BEDROOM TWO**

12' 2" x 10' 11" (3.73m x 3.35m)  
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

#### **BEDROOM THREE**

6' 11" x 8' 11" (2.12m x 2.73m)  
Carpet to floor. Double glazed uPVC window to front aspect. Power points. Radiator. Pendant light fitting.

#### **BATHROOM**

5' 9" x 8' 2" (1.77m x 2.50m)  
Vinyl flooring. Tiled walls. Three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, WC, and pedestal wash hand basin with mixer tap over. Double glazed uPVC obscured window to rear aspect. Spotlights. Extractor. Chrome heated towel rail.

#### **OUTSIDE**

Front - Gated courtyard. Patio area. Wall border,  
Rear - North East facing. Laid to gravel. Wall border. Gate providing rear access. Outside tap.

#### **TENURE**

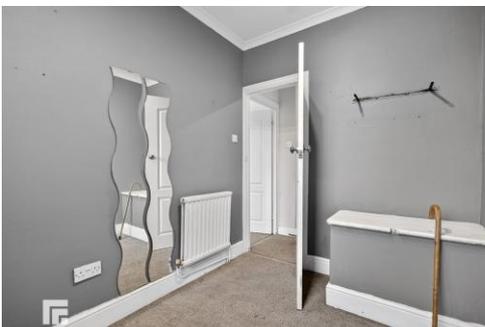
MGY have been advised that the property is FREEHOLD.



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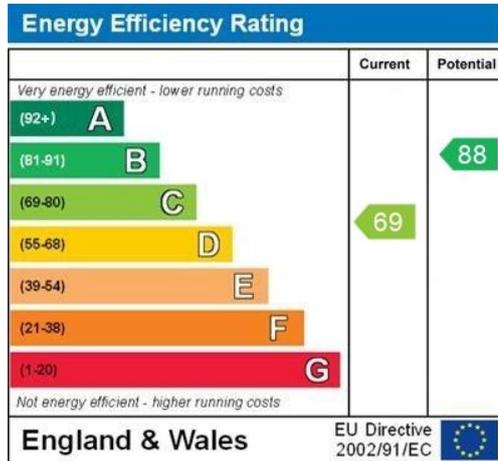
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, 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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 3D/02.



**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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