7 Broadhaven

Leckwith, Cardiff, CF11 8DA









A spacious three bedroom semi-detached house on a large plot, located in a popular part of Leckwith, close to many local amenities including the schools Ysgol Gymraeg Pwll Coch, Treganna and Fitzalan. The property is in need of some upgrading but has been very well looked after over the years and has a large, mature garden. The ground floor comprises the entrance hall, two reception rooms, kitchen and WC while there are three bedrooms, a bathroom and a WC on the first floor. There is driveway parking to the side, a garage and the large rear garden. Sold with no onward chain. Viewing advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Ground Floor

Hall
Composite, double-glazed panel front door. Fitted carpet over original wood block flooring. Central heating radiator. Coved ceiling. Built-in under stair cupboard. Doors to the reception rooms, kitchen and WC. Power points. Stairs to the first floor.

Sitting Room *12' 9" into recess x 11' 1" (3.88m into recess x 3.39m)*
Fitted carpet over original wood block floor. Aluminium double-glazed window to the front with fitted vertical blinds. Central heating radiator. Power points. Fitted electric fire.

Living / Dining Room *11' 3" max x 23' 11" max (3.43m max x 7.3m max)*
An extended open-plan space to the rear of the house with aluminium double-glazed window to the side and sliding doors to the rear into the garden. Fitted carpet throughout, with the original wood block flooring under the original section of the room. Two central heating radiators. Tiled fireplace with a fitted gas fire. Fitted wall cabinets and shelving. Power points and TV point.

Kitchen *9' 4" x 8' 8" (2.85m x 2.63m)*
Vinyl flooring over the original quarry tiled flooring, and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Central heating radiator. Single bowl stainless steel sink with drainer. Space for a free-standing cooker. Plumbing for washing machine, and a space for a counter-level fridge freezer. Built-in pantry-style cupboard with a window to the side and a uPVC double-glazed window and door to the garden. The window has a fitted roller blind, and there is power points.

WC *3' 3" x 3' 1" (1m x 0.95m)*
Vinyl flooring. WC and sink. uPVC double glazed window to the front. Coved ceiling.

First Floor

Landing
Fitted carpet to the stairs and landing. Aluminium double glazed window to the side. Fitted carpet. Doors to all three bedrooms, the bathroom and the separate toilet. Hatch to the loft space - which has a ladder for access, is large with good headroom and part-boarded.

Bedroom 1 *12' 6" into recess x 11' 2" (3.82m into recess x 3.41m)*
A double bedroom with aluminium double glazed window to the front. Fitted carpet. Fitted wardrobes. Power points. Vertical blinds to the window.

Bedroom 2 *10' 10" into recess x 11' 11" (3.29m into recess x 3.63m)*
Double bedroom with an aluminium double glazed window to the rear garden. Fitted wardrobe. Mirrored sliding doors. Central heating radiator. Fitted carpet. Power points.

Bedroom 3 *8' 4" x 7' 3" (2.54m x 2.2m)*
A single bedroom to the front of the property. Aluminium double glazed window. Central heating radiator. Fitted carpet. Power point.

Bathroom *7' 0" x 6' 7" (2.13m x 2.01m)*
Carpet tiled floor and tiled walls. Built-in cupboard with hot water cylinder. Aluminium double glazed windows to the rear. Suite comprising a large shower cubicle with electric shower and a pedestal sink. Central heating radiator. Fitted wall cabinet.

WC *2' 7" x 5' 4" (0.79m x 1.62m)*
A separate WC, with a carpet tiled floor, tiled walls, wooden window to the rear, WC and a central heating radiator.

Outside

Front
The property has a paved front garden with mature flower beds and an area of stone chippings. There is driveway parking to the side for two to three vehicles, leading to the garage. Original brick walls to the front. Iron railings and gates.

Rear Garden
A large easterly rear garden with areas of patio and stone chippings. This garden is very attractively landscaped and full of colourful flowering plants and trees. It has a very open aspect with plenty of sun.

Garage *8' 7" x 19' 8" (2.61m x 5.99m)*
Up and over garage door to the front, window to the side.

Additional Information

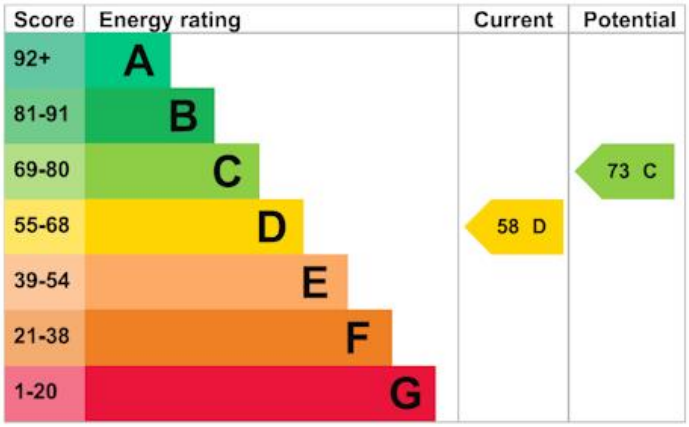
Tenure
The property is freehold (WA251027).

Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2,455.27 for 2026/27.

Approximate Gross Internal Area
1054 sq ft / 97.9 sq m.

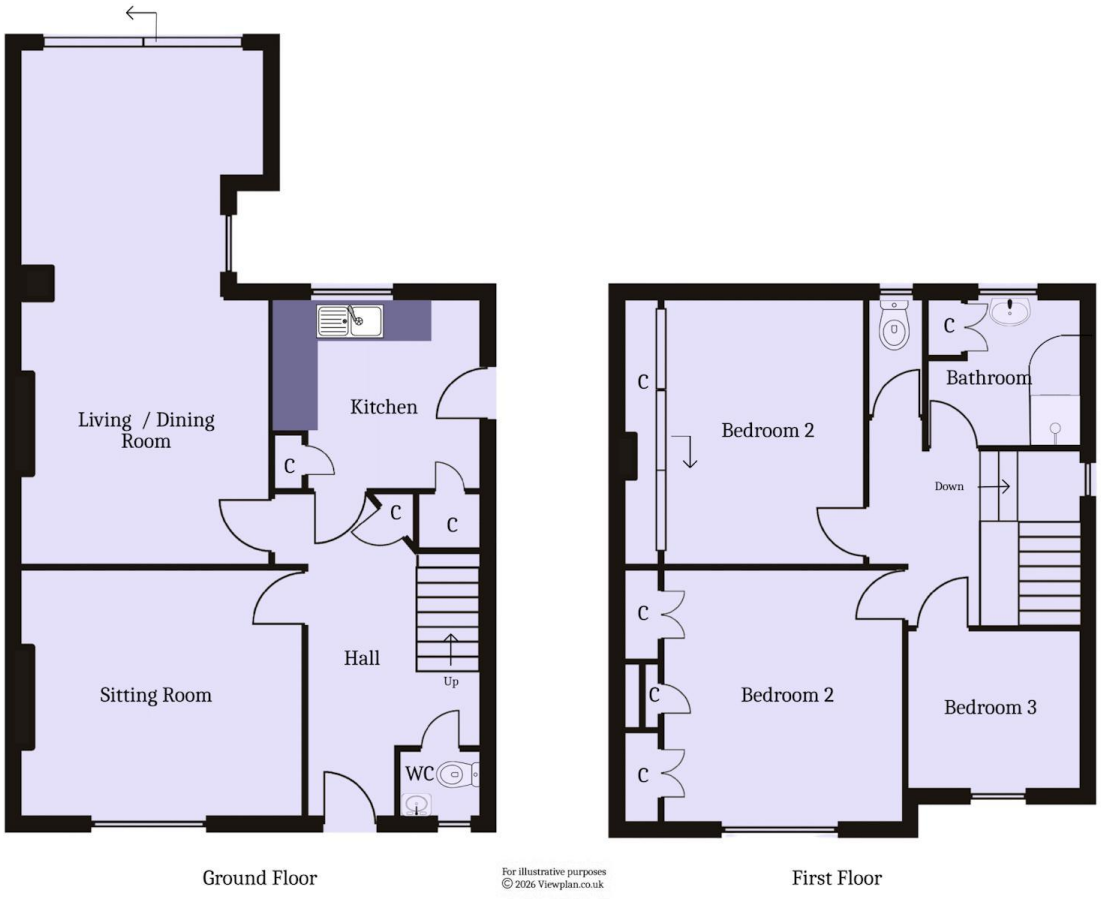
Utilities
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate



7 Broadhaven, Leckwith, Cardiff, CF11 8DA

Floor Plan





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