

Broad Street

CARDIFF, CF11 8BW

GUIDE PRICE £300,000



Broad Street

A traditional 1930s semi-detached family home situated on a generous plot with a large south-facing rear garden and driveway parking. The property has been well maintained and retains many original features.

The property is offered for sale with no onward chain, making this an attractive buy for motivated buyers. The property is situated between the Canton & Leckwith areas of Cardiff, making this a great location for those looking to within easy reach of the city centre and close to schools, shopping areas and leisure options.

Accommodation in brief comprises: porch, reception hall, open-plan lounge and dining room with feature herringbone flooring, a ground floor cloakroom, study and kitchen complete the ground floor accommodation.

Upstairs are three good size bedrooms with fitted storage and a family bathroom. There is a good sized attic with scope for conversion.

To the front of the property is a good size driveway with rear garden access, to the rear is a superb garden with a generous lawn, established planting, outbuildings summerhouse, greenhouse and pond.

To arrange your viewing, please contact a member of the Pontcanna team on 02920 228135



939.00 sq ft

Entrance Porch

Double half-glazed, double opening french doors to the porch. Tiled flooring. Fanlight window and part glazed side panels. Original internal door to:

Reception Hall

Double glazed window to the side elevation and natural coir matting carpet. Staircase with pure wool carpet rising to the first floor with newel posts and spindles with understairs storage cupboards which also contain the electricity and gas meter boxes. Master landline telephone point. Radiator. Picture rail.

Cloakroom

A two piece suite in white comprising: close coupled WC and wall hung wash hand basin with tiled splashback. Obscure glazed window to the side elevation. Radiator.

Living Room

A light and well presented open- plan reception room. Double glazed bay window to the front elevation. Radiator. Feature fireplace with coal effect living flame gas fire and marble display surround. Feature original herringbone flooring, original door and architraves. TV aerial point. Arch with wooden side shelves to:

Dining Room

A south-facing, light and spacious reception room perfect for entertaining. Double glazed double opening french doors to the rear elevation. Feature original herringbone flooring. Double Radiator. Feature inset fireplace. Covered hatch in the wall with opens up into the additional living space/study and adds to the sociable layout.

Study/Breakfast Room

A useful additional reception room with access to the kitchen. Double glazed window to the side elevation. Original door and architraves. Storage/display space above the doorway. Covered hatch in the wall with opens up into the open-plan dining room and living room. Natural coir matting carpet which follows through from the reception hall. Radiator. Coving to the ceiling. Wooden saloon doors to:

Kitchen

A range of matching wall and base units with cupboards, pull out larder unit and drawers offering plentiful storage facilities and complementary work surfaces over. Walls are part tiled. Radiator. Double electric oven with electric induction hob and cooker hood over. Plumbing for washing machine. Built in dishwasher. Stainless steel sink drainer with mixer tap. Space for fridge freezer. Tiled flooring. Double glazed window and door to the rear elevation giving access to the garden

Landing

Double glazed window to the side elevation. Access to the loft space with pull down ladder. Original internal doors to:

Bedroom One

A light and spacious principle bedroom. Double glazed bay window to the front elevation. Laminate flooring. Radiator. Picture rail. Alcoves ideal for wardrobes. TV aerial point.

Bedroom Two

A good size second double bedroom with double glazed window to the rear elevation with bright, sunny aspect to the garden and an outlook to the hills of Leckwith woods. Laminate flooring. Wall to wall, floor to ceiling fitted wardrobes offering excellent storage facilities. Radiator. Picture rail.

Bedroom Three

Double glazed window to the front elevation. Laminate flooring. Fitted wardrobes, cupboards and dressing table/desk style unit providing good storage facilities. Radiator. Picture rail.

Bathroom

A three piece suite comprising: panelled bath with mixer tap and fitted shower over, wash hand basin set into vanity unit and close coupled WC. Walls are part tiled. Double glazed obscure window. Tiled flooring. Airing cupboard with concealed gas combination boiler.

Outside Front

To the front of the property is a low-maintenance block paved driveway offering parking for multiple vehicles. Front wall is finished with decorative railings. There is a low rope-style edging along the border of the property along the length of the driveway. Storage area for refuse wheelie bins. Side access to the rear garden.

Outside Rear

A substantial, sunny south-facing garden offering a wonderful and multi-function outdoors space for families. A large lawned area accessed from the patio by steps, with established and stocked planting beds either side alongside a wooden high bed for planting vegetables. A number of plants in the garden have been grown from the original stock that was planted in the 1930s. A feature outside summerhouse on hard standing, garden shed with electric supply, greenhouse and a pond situated within an area planted with British wildflowers to the rear of the plot. There is a water butt for rainwater collection. Generous paved L-shaped patios area idea for table and chairs and plenty of space for outdoor cooking

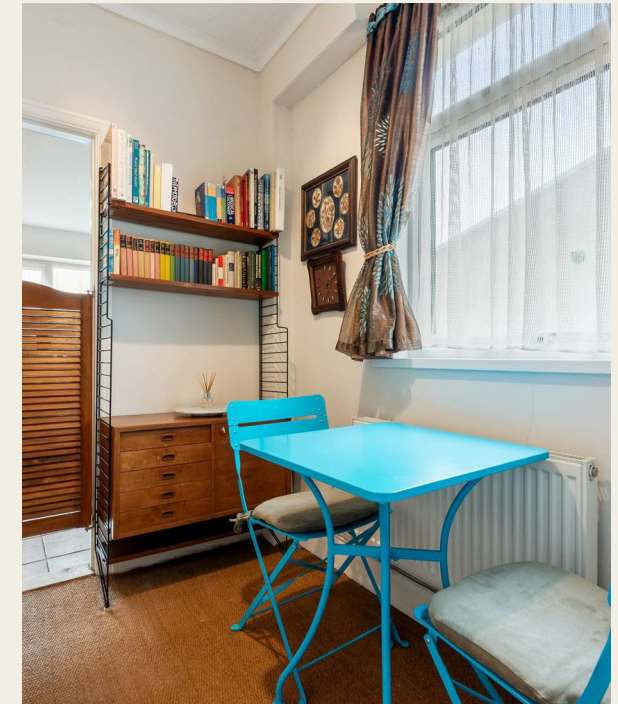
and BBQs. Access to the open-plan dining and reception room from the patio through the french double doors. Outdoor water tap. Pedestrian access to the side and front of the property

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating D.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Approx Gross Internal Area
87 sq m / 939 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales		EU Directive 2002/91/EC



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