



Broad Street, Cardiff CF11 8BW

welcome to

Broad Street, Cardiff

- Three bedrooms
- Semi-detached
- Driveway parking
- Front and rear gardens
- Scope for modernization

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£275,000

Located on Broad Street, Leckwith, Cardiff, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create their ideal living space. The property is in need of modernization, making it perfect for those who want to add their own personal touch.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

CTN109662 - 0002

Hall

Lounge

21' 1" max x 12' 1" max (6.43m max x 3.68m max)

Kitchen

8' 6" max x 14' 3" max (2.59m max x 4.34m max)

Bedroom 1

13' 5" max x 8' 11" max (4.09m max x 2.72m max)

Bedroom 2

12' 6" max x 9' max (3.81m max x 2.74m max)

Bedroom 3

7' 11" max x 7' 11" (2.41m max x 2.41m)

Bathroom

6' 4" max x 5' 7" max (1.93m max x 1.70m max)



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