



**BROADHAVEN**  
LECKWITH  
CARDIFF CF11 8DB

ASKING PRICE OF  
**£349,950**



**SEMI-DETACHED HOUSE**



**3**



**1**



**1**



**2**

**\*\*SEMI DETACHED HOUSE\* NO CHAIN\*\***

MGY are pleased to present for sale a three bedroom semi detached house, situated in this sought after location close to local amenities at Canton, Leckwith and City Centre. The spacious accommodation comprises of entrance hall, lounge, sitting/dining room and fitted kitchen. To the first floor there are three bedrooms and family bathroom. The property further benefits from double glazing throughout, gas central heating, single garage, large driveway with space for multiple cars and an excellent size enclosed rear garden. No chain. Viewing Highly Recommended.

**ENTRANCE HALL**

Entered via sliding obscure double glazed door, leading from porch area. Additional door, leading to spacious entrance hall. Stained glass window to side. Carpeted flooring. Wall mounted radiator. Under stairs storage cupboard. Carpeted stairway to first floor. Doors leading to lounge, sitting/dining room and kitchen.

**LOUNGE**

11' 5" x 11' 2" (3.48m x 3.42m)  
Double glazed uPVC window to front aspect. Carpeted flooring. Wall mounted radiator. Alcoves. Coving.

**SITTING/DINING ROOM**

12' 11" x 11' 2" (3.95m x 3.42m)  
Double glazed uPVC window to rear aspect. Carpeted flooring. Wall mounted radiator. Alcoves. Coving.

**KITCHEN**

14' 9" x 6' 9" (4.52m x 2.07m)  
Double glazed uPVC windows to rear and side aspect. LVT flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink and four ring gas hob with integrated oven. Plumbing for washing machine and space for fridge freezer. Wall mounted radiator. Door leading to rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX : 957.99 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Carpeted landing. Pendant light fitting. Doors to three bedrooms and bathroom. Loft hatch.

**BEDROOM ONE**

12' 11" x 11' 3" (3.95m x 3.44m)  
Double glazed uPVC windows to rear aspect. Double bedroom. Door to storage cupboard housing boiler. Carpeted flooring. Wall mounted radiator.

**BEDROOM TWO**

11' 2" x 11' 5" (3.42m x 3.48m)  
Double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Wall mounted radiator.

**BEDROOM THREE**

8' 6" x 6' 11" (2.60m x 2.11m)  
Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted radiator.

**BATHROOM**

6' 5" x 6' 10" (1.97m x 2.10m)  
A good size family bathroom, with obscure double glazed uPVC window to rear aspect. LVT flooring. Partly tiled walls. Panelled bath with mains shower over. Vanity wash hand basin with mixer tap and storage under. W.C. Chrome heated towel rail. Pendant light fitting.

**OUTSIDE**

Large private rear garden. Laid to lawn with paved areas and fence surround. Outhouse. Side gate, providing access to the rear garden. Side door leading to driveway and single garage.

**GARAGE**

Single garage and driveway, with space for multiple cars.

**TENURE**

MGY are advised that the property is FREEHOLD.

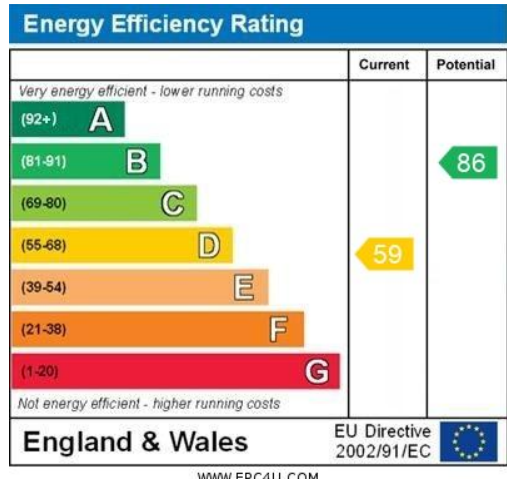




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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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