

Broadhaven

LECKWITH, CF11 8DA

GUIDE PRICE £385,000

**Hern &
Crabtree**



Broadhaven

A beautifully presented three-bedroom semi-detached home. Ideal for families or those looking to settle into a welcoming and well-connected community.

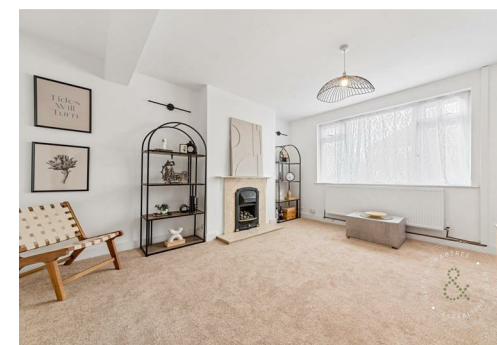
Having been thoughtfully modernised throughout, the property enjoys a bright and spacious layout, with a stylish rear extension creating a superb open-plan kitchen and dining space — the true heart of the home. This sociable space is flooded with natural light, designed with both everyday living and entertaining in mind.

The ground floor accommodation comprises an inviting porch, a welcoming hallway, a well-proportioned lounge to the front and the standout open-plan kitchen/diner to the rear, finished with quality fittings and direct access to the garden. A sleek ground floor shower room adds to the home's practicality and modern appeal.

Upstairs, you'll find three well-appointed bedrooms and a beautifully designed family bathroom, finished to a high standard with attention to detail throughout. Every room has been tastefully decorated, offering a move-in ready home that requires little to no work.

Externally, the property continues to impress, with off-road parking to the front via a private driveway and a well-maintained rear garden offering a safe and sunny space for children to play or for relaxing on warm afternoons.

Perfectly positioned for local schools, amenities, and transport links, this is a fantastic opportunity to secure a quality home in a desirable location. Early viewing is highly recommended.



1223.00 sq ft

Front

Front forecourt garden. Low rise brick wall. Driveway with off road parking.

Porch

Double glazed obscured UPVC door to the front elevation with windows over and to the sides. Wooden wall panelling. Tiled flooring. Door leading to:

Hallway

Stairs rise up to the first floor. Understairs storage cupboards. Doors leading to:

Lounge

Double glazed window to the front elevation. Gas fireplace with marble surround and hearth. Radiator.

Kitchen

Open plan kitchen and dining room. Wall and base units with granite worktops over. Stainless steel one and half bowl sink with mixer tap. Space for gas Range style cooker with cooker hood over. Integrated fridge freezer. Integrated washing machine. Tiled flooring. Underfloor heating.

Dining Room

Open plan kitchen and dining room. Two double glazed skylight windows. Double glazed bi-folding doors leading to the rear garden. Luxury vinyl tiled flooring. Underfloor heating.

Shower Room

Double glazed obscured window to the front elevation. W/C and wash hand basin. Vanity unit. Walk in shower with fitted shower over. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Dog-leg staircase. Double glazed obscured window to the side elevation. Loft access hatch. Doors leading to:

Bedroom One

Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bathroom

Double glazed obscured window to the rear elevation. W/C. Dual wash hand basins. Double walk-in shower with fitted shower, glass splashback screen, fitted seating and storage insets. Mandarin stone walls. Mandarin stone flooring. Heated towel rail. Extractor fan.

Garden

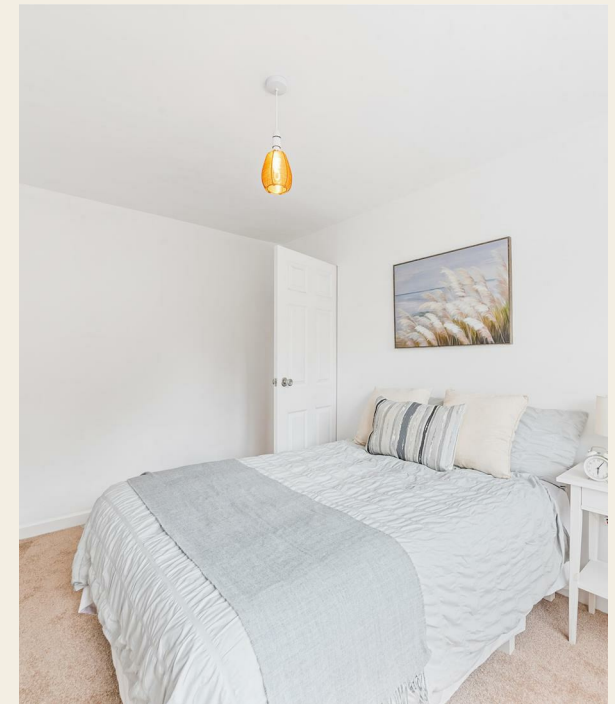
A good size garden with feature paved sun terrace. Steps lead down to the lower garden and an area which could be ideal for a decked sun terrace. The garden is enclosed by timber fencing. Side access to the front of the property.

Additional Information

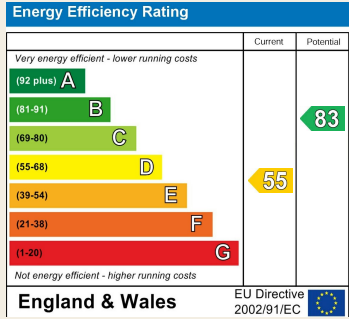
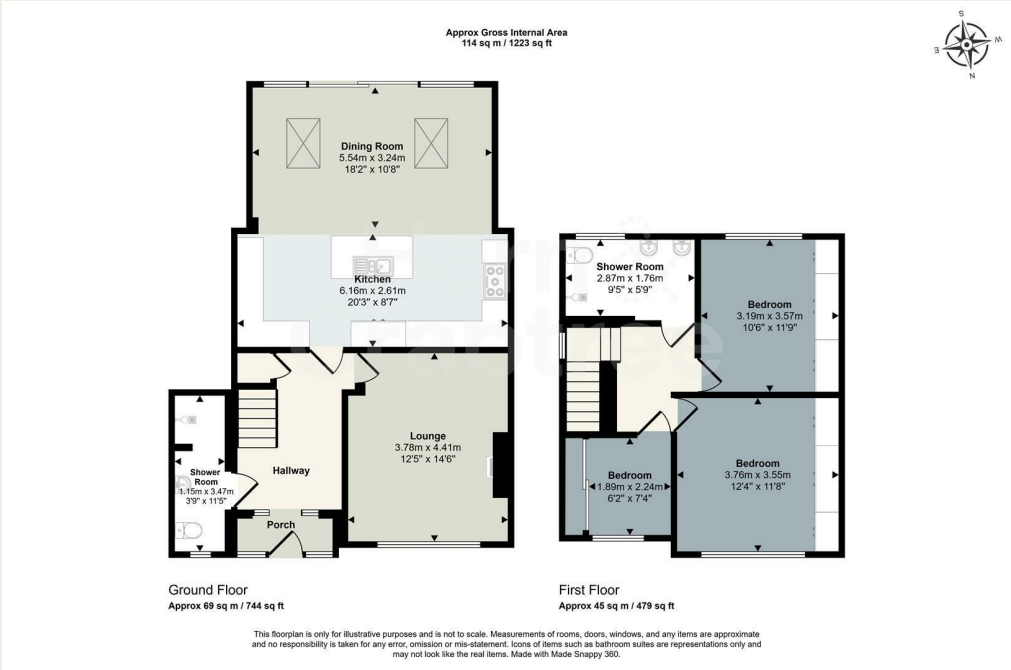
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.