

Broadhaven

CARDIFF, CF11 8DA

GUIDE PRICE £350,000

**Hern &
Crabtree**



Broadhaven

A well-proportioned three-bedroom semi-detached house occupying a generous plot in this established residential location.

The property offers comfortable family accommodation arranged over two floors. The ground floor comprises an entrance hall, living room, separate dining room and a modern fitted kitchen with direct access to the rear garden. Upstairs are three bedrooms, including two excellent doubles, together with a family bathroom and separate WC.

Outside, the property continues to impress. A sizeable rear garden provides a combination of lawn, patio and seating areas. Driveway to the side aspect offering valuable off-road parking.

Broadhaven is a popular and convenient location, well placed for local shops, schools and public transport links, with easy access to Cardiff city centre and the wider road network.



Approx 963.00 sq ft

Council Tax Band: E

Front

To the front, a block-paved driveway provides off-road parking. Side access leads to the enclosed rear garden.

Entrance Hall

Spacious entrance hall with herringbone-style flooring, front entrance door, side-facing window and staircase rising to the first floor.

Living Room

Well-proportioned reception room positioned to the front of the property with a large window providing good levels of natural light. Feature fireplace with recessed display shelving.

Dining Room

Separate reception room overlooking the front aspect with space for a dining table and chairs alongside additional furniture. Large window to the front elevation.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink unit, gas hob, oven and extractor hood. Space for further appliances. Window and door providing direct access to the rear garden.

Landing

First-floor landing providing access to all bedrooms, bathroom and separate WC.

Bedroom One

Generous double bedroom positioned to the front of the property with a large window and space for a double or king-size bed together with freestanding bedroom furniture.

Bedroom Two

Further double bedroom overlooking the rear garden with space for wardrobes, drawers and additional furniture.

Bedroom Three

Single bedroom with rear-facing window, suitable as a child's bedroom, nursery or home office.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, tiled walls and obscured window.

WC

Comprising low-level WC and obscured window.

Garden

The rear garden is predominantly laid to lawn and incorporates a paved patio seating area, mature planting, greenhouse, garden shed. The plot offers a good balance of lawn and outdoor entertaining space.

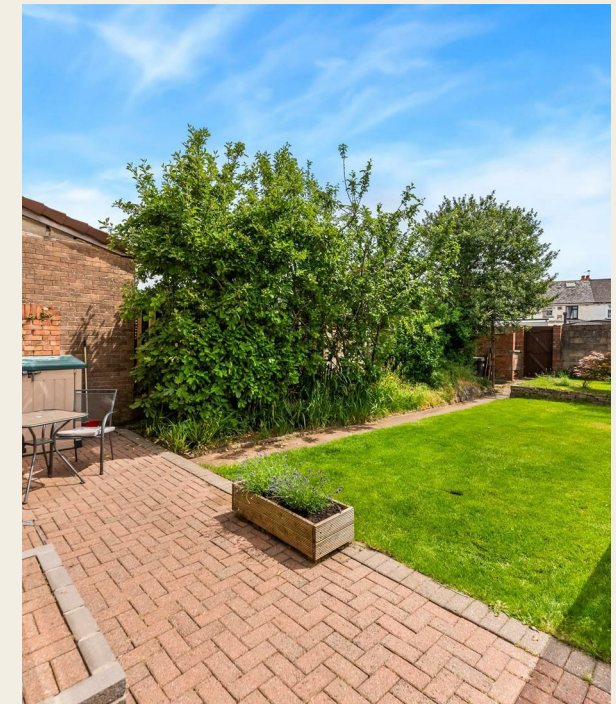
Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

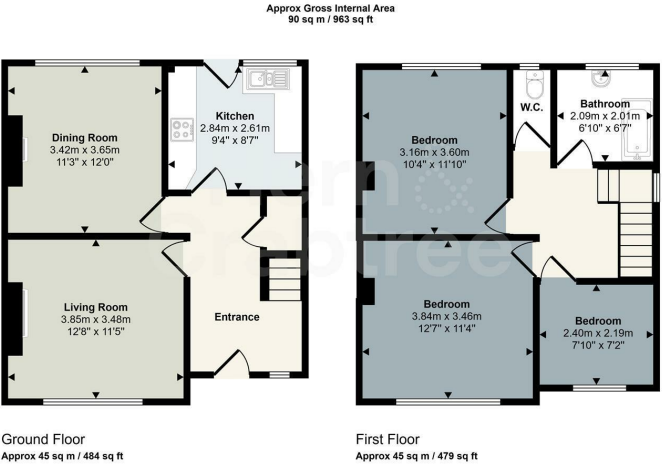
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Good old-fashioned service with a modern way of thinking.



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		
England & Wales		EU Directive 2002/91/EC



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