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
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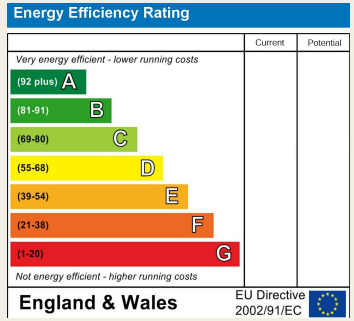

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