



Broadstairs Road

| | Cardiff | CF11 8DE

An extended semi detached family home with excellent links to the city centre, Vale of Glamorgan and M4. This well loved property is offered for sale with no onward chain and viewings come highly recommended to appreciate both the space the accommodation offers and also the generous plot size with southerly facing garden.

Reception hall
A larger than average, light and spacious reception hall with double glazed door side side windows. Further double glazed windows to the side elevations. Feature herringbone flooring. Smooth plastered ceiling. Coving to the ceiling. Radiator. Power points. Staircase rising to the first floor with newel posts and spindles. Understairs storage cupboard.

Lounge
11'5" x 11'1" into alcove
A light, principle reception room with double glazed window to the front elevation with aspect to the front garden. Wall mounted fireplace with coal effect gas fire. Radiator. Power points. TV aerial point. Smooth plastered ceiling. Coving to the ceiling.

Family room
12'1" x 11'11"
A good size second reception which opens out to the open plan kitchen/ dining room. Feature herringbone flooring. Radiator. Smooth plastered ceiling. Coving to the ceiling. Radiator. Power points. Fireplace.

Kitchen/ dining room
I shaped 21'6" max x 17'11" max
A light and spacious open plan kitchen/ dining room, perfect for families or for entertaining.

Kitchen area
A well designed kitchen comprising of a wide range of wall and base units with cupboards and drawers offering ample storage facilities with complementary work surfaces over. One and a half bowl sink drainer unit

with mixer taps. Built in electric oven with five ring gas hob and chimney style extractor fan above. Space for American style fridge freezer. Space and plumbing for washing machine. Feature tiled flooring. Under cupboard lighting. Double glazed windows to the rear and side elevations with aspect to the garden. Open plan to:

Dining area
Offering a good amount of space for a dining suite. Double glazed french doors to the rear elevation giving access to the southerly facing garden. Feature flooring. Radiator. Three skylight windows provide additional light. Smooth plastered ceiling. Feature wood laminate flooring.

Landing
Smooth plastered ceiling. Coving to the ceiling. Smoke

BROADSTAIRS ROAD

Guide Price £365,000



detector. Double glazed window to the side elevation. Access to the loft space. Radiator.

Bedroom one
11'5" x 11'2"
A good size, light double bedroom. Double glazed window to the front elevation. Radiator. Smooth plastered ceiling. Spotlights to the ceiling. Power points. Alcoves ideal for wardrobes.

Bedroom two
12'10" x 11'1"
A good size second double bedroom. Double glazed window to the rear elevation offering aspect to the garden. Radiator. Smooth plastered ceiling. Coving to the ceiling.

Bedroom three
8'6" x 6'8"
Double glazed window to the front elevation. Radiator. Smooth plastered ceiling. Coving to the ceiling. Power points.

Bathroom
A three piece suite in white comprising: p shaped bath with mains pressure shower over and shower screen, wash hand basin set into vanity unit with storage beneath and close coupled WC. Walls are tiled. Tiled flooring. Heated towel radiator. Double glazed window to the rear elevation.

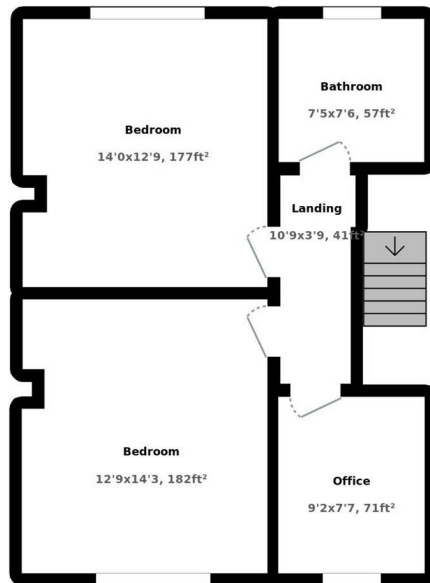
Outside Front
To the front of the property is a driveway providing good off road parking space. Side access to

the rear garden. Garden to the front is laid mainly to lawn.

Outside rear
The rear garden is of good size and southerly facing. Garden is laid mainly to lawn. Paved sun terrace area. Rear pedestrian access to the garage.



Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.