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MR HOMES
SALES & LETTINGS



Broadway Splott
Cardiff CF24 1QJ

Offers in Excess of £280,000
Freehold

Broadway Splott, Cardiff, CF24 1QJ

Overview

- No Onward Chain
- Excellent Condition Throughout
- Mid-Terrace Family House
- Two Reception Rooms
- Kitchen Breakfast Room
- Three Bedrooms
- Upstairs Family Bathroom
- Traditional & Period Features
- Sought After Location
- Off Road Parking

Homes act for clients who are highly motivated to sell their wonderful mid-terrace family house located on Broadway in the ever popular Splott in Cardiff CF24. The property is being offered with the added advantage of being sold with no onward chain and look to complete the sale as soon as possible.

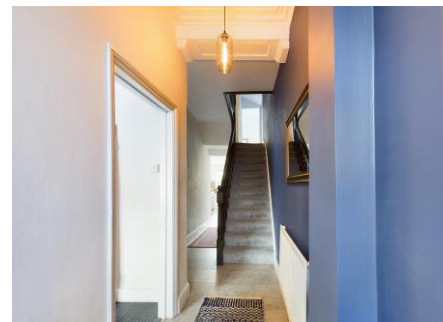
The property has been extended and renovated by the current owner and is ready for immediate occupation. The property is a perfect first time purchase, a homeowner looking for the next step up the property ladder or a growing family. Newport Road is close by with its selection of retail outlets. Cardiff City centre and its range of bars restaurants and shopping emporiums are within easy reach, and for commuters there are plenty of public transport services and great road links both in and out of the city.

The accommodation comprises of off street parking for two cars, entrance hallway, two reception rooms, kitchen breakfast room, three bedrooms, family bathroom and a large rear garden. If you would like further information or would like to secure a viewing please contact MR Homes on 02920 204555. Don't miss out!

EPC Rating = B. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is a private drive for two cars, path to front door

Entrance Hallway 25' 1" x 5' 10" (7.64m x 1.78m)

A composite door welcomes you into the main residence, stairs with fitted carpet leads to the first floor, wall mounted radiator, tiled flooring, doors to

Front Reception Room 14' 2" x 11' 7" (4.32m x 3.53m)

The front reception room is currently utilised as a home gym but normally would be used as a formal sitting room. Double glazed window to front, tiled flooring, wall mounted radiator, tv and power points

Second Reception Room 12' 10" x 13' 0" (3.91m x 3.96m)

Feature brick chimney with electric feature effect log burner, wall mounted radiator, stripped wooden floorboards, tv and power points, open to

Kitchen/Breakfast Room 18' 1" x 12' 11" (5.51m x 3.94m)

Double glazed sliding patio doors and window to rear. With a range of wall mounted floor base units and drawers with work surfaces over, inset sink, mixer tap and drainer, splash backs. Space for range style cooker with extractor hood over and washing machine. Integrated fridge freezer. Breakfast bar, wall mounted radiator, tiled flooring, power points

First Floor Landing

The landing splits into two sections with matching spindle balustrade and matching carpet, access to loft hatch, doors to

Bedroom One 11' 5" x 18' 6" (3.47m x 5.63m)

Two double glazed windows to front, wall mounted radiator, stripped wooden floorboards, power points

Bedroom Two 13' 3" x 12' 6" (4.03m x 3.82m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

Bedroom Three / Office 7' 2" x 9' 7" (2.18m x 2.92m)

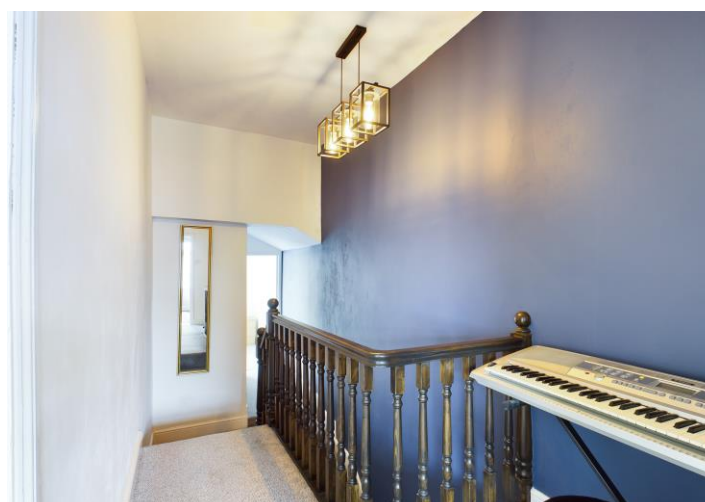
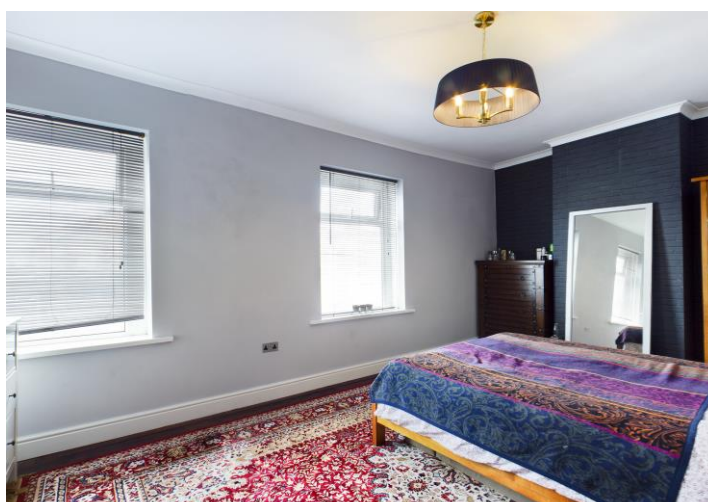
Double glazed window to rear, wall mounted radiator, fitted carpet, power points

Family Bathroom 6' 2" x 6' 5" (1.88m x 1.96m)

Frosted double glazed window to side. A suite to include a panel enclosed bath with mixer tap and mains fed power shower over, pedestal hand wash basin, close coupled wc, fully tiled

Rear Garden

The rear garden is designed for easy maintenance as it is primarily laid to patio with areas to position planters. An absolute sun trap to enjoy and entertain in!



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.



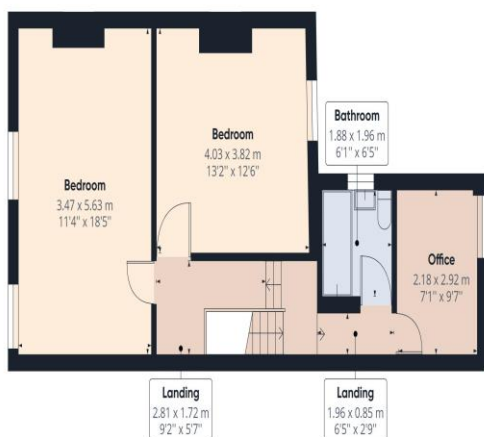
Floor 0 Building 1

Approximate total area⁽¹⁾

1232.31 ft²
114.49 m²

Reduced headroom

13.32 ft²
1.24 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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