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Homes House

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**MR HOMES**  
SALES & LETTINGS



Leckwith Road,  
Leckwith,  
Cardiff CF11 8HF

Guide Price £169,950 to £179,950  
Freehold

# Anstee Court, Leckwith Road, Leckwith, Cardiff, CF11 8HF

## Overview

- IMMACULATE PROPERTY NEAR CARDIFF CITY CENTRE
- SIGMA 3 FITTED KITCHEN
- ALL NEFF APPLIANCES
- SPACIOUS LIVING / DINING ROOM
- CONSERVATORY
- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- FREEHOLD



AN IMMACULATEDLY PRESENTED PROPERTY NEAR TO CARDIFF CITY CENTRE - ONE DOUBLE BEDROOM - RE-FITTED & MODERN SIGMA 3 FITTED KITCHEN with ALL NEFF INTEGRATED APPLIANCES - PANTRY SPACIOUS LIVING / DINING ROOM - CONSERVATORY - MODERN SHOWER ROOM - LOW-MAINTENANCE FRONT GARDEN & A LOW-MAINTENANCE & ENCLOSED REAR GARDEN - REAR GATE ACCESS TO ALLOCATED PARKING SPACE – FREEHOLD.



**MR HOMES** are pleased to Offer **FOR SALE** this 1x Double Bedroom Immaculately presented Property comprising in brief; Entrance Hall, Re-Fitted & Modern Sigma 3 Kitchen, Pantry Cupboard, Living / Dining Room, Conservatory, Staircase to the 1st Floor Landing with Hatch Access to the Loft, A Double Bedroom with Fitted wardrobe Space and a Modern Shower Room. The Front Garden is a Good Size and Low-Maintenance. The Rear Garden is also Low-Maintenance & Enclosed with a Lockable Gate which gives Access to the Allocated Parking Space. The Property Benefits from uPVC Double Glazing Windows. This Property is All Electric, (No Gas Supply).



EPC Rating = Awaiting assessment...

Council Tax Band = C.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

### Entrance Hallway

4' 6" x 3' 7" (1.37m x 1.09m)

Enter via uPVC Obscured D/g Door, Vinyl Tile Effect Flooring, Door to Pantry, Opens to Kitchen & Door to Living / Dining Room. Wall Mounted RCD Consumer Unit.

### Kitchen - Sigma 3

11' 6" x 5' 4" (3.50m x 1.62m)

Fitted with Quality appliances including; Neff 4x Ring Induction Hob, with Neff Extractor Fan, Neff Fan Assisted Electric Oven, Neff Integrated Dishwasher & Washing Machine. Matching Wall & Base Units with Complimentary Work Surfaces Over, Composite Sink & Drainer with Mixer Tap, uPVC D/g Window to Front.

### Living / Dining Room

17' 9" x 11' 10" (5.41m x 3.60m)

Quality Fitted Carpet, uPVC D/g Patio Doors to Conservatory & Staircase to Landing.

### Conservatory

9' 6" x 8' 10" (2.89m x 2.69m)

uPVC D/g Windows, Power Points & Lighting. uPVC D/g Patio Doors to Rear Garden.

### Landing

5' 10" x 2' 10" (1.78m x 0.86m)

Quality Fitted Carpet to Staircase & Landing, Door to Airing Cupboard housing Hot Water Cylinder, Hatch to Insulated Loft. Doors to Double bedroom & Shower Room.

### Double Bedroom

11' 6" x 8' 7" (3.50m x 2.61m)

Quality Fitted Carpet, uPVC D/g Window to Front, Fitted Wardrobe.

### Shower Room

6' 0" x 5' 9" (1.83m x 1.75m)

Laminate Flooring, Shower Cubicle with Electric Shower, Wash Hand Basin with Mixer Tap & Vanity Unit, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front.

### Front Garden - Low-Maintenance

### Rear Garden - Low-Maintenance & Enclosed.

Lockable Gate accessing Rear Lane & Allocated Parking Space.

### Allocated Parking Space to Rear



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



Floor 1



**Approximate total area<sup>(1)</sup>**

554.99 ft<sup>2</sup>  
51.56 m<sup>2</sup>

**Reduced headroom**

45.09 ft<sup>2</sup>  
4.19 m<sup>2</sup>

(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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