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**MR HOMES**  
SALES & LETTINGS



Leckwith Place,  
Canton, Cardiff  
CF11 6HR

Guide Price £350,000  
Freehold



# Leckwith Place, Canton, Cardiff. CF11 6HR.

• \*\*\* NO CHAIN \*\*\*

• A VERY WELL PRESENTED & MODERN 4-BED EXTENDED FAMILY HOME

• SET ON A LARGE CORNER PLOT (LARGE SIDE GARDEN & ENCLOSED REAR GARDEN)

• POSSIBLE ROOM FOR DEVELOPMENT\* Subject to Planning Consent\*

• MODERN OPEN-PLAN LIVING & DINING ROOM

• KITCHEN/BREAKFAST/DINER Re-Fitted by HOWDENS

• UTILITY ROOM & DOWNSTAIRS W.C/

• 3x DOUBLE BEDROOMS to the 1st FLOOR & FAMILY BATH & SHOWER ROOM

• MASTER BEDROOM with EN-SUITE to 2nd FLOOR

• PRIVATE DRIVEWAY (HOLDS MULTIPLE VEHICLES)



\*\*\* NO CHAIN \*\*\* Guide Price: £350,000 \*\*\*

A VERY WELL PRESENTED & MODERN 4-BED EXTENDED FAMILY HOME - BAY FRONTED - LARGE CORNER PLOT - EXCELLENT TRANSPORT LINKS - NEAR TO THE SPORTS VILLAGE & CARDIFF BAY, CANTON & PONTCANNA'S SHOPS, RETAIL, BARS & RESTAURANTS & CARDIFF CITY CENTRE - SCHOOL CATCHMENTS: Kitchener Primary School (year 2024-25), Ysgol Pwll Coch (year 2024-25), Fitzalan High School (year 2024-25), Ysgol Gyfun Gymraeg Glantaf (year 2024-25).

**MR HOMES** are very pleased to Offer **FOR SALE** with No Ongoing Chain this Extended 4-Bedroom End-Of-Terrace Spacious Family Home, Arranged Over 3 Floors (Total Area Approx. 1439 Sq. ft) and comprises in brief; Ground Floor: Entrance Hallway, Living Room with Bay Window Open-Plan to the Dining Room which Opens to the Kitchen/Breakfast/Diner with Granite Work Surfaces and Re-Fitted by HOWDENS, A Utility Room also with Granite Work Surfaces, Cloakroom/Downstairs W.c, Brand New Fitted Carpet to the Staircase and 1st Floor Split-Level Landing, Bedroom 4 & the 2nd Staircase to the 2nd Floor, Bedroom 2, Bedroom 3, Bedroom 4 & a Re-Fitted & Modern 4-Piece Family Bath & Shower Room Suite, 2nd Staircase to the Spacious Master Bedroom with En-Suite. The Front Terrace is Enclosed, The Very Large Side/Corner Garden has a Sliding Gate Allowing Multiple Vehicle Access, The South-East Facing Rear Garden is also Enclosed. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler (\*Fitted 2023) \*As Advised by Vendor.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

**EPC Rating = Awaiting Assessment...**

**Council Tax Band = E.**

**Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.**

**\*\*\* Prime Location \*\*\***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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



**Entrance Hallway** - 22' 5" x 4' 10" (6.83m x 1.47m) Entered Via A Composite uPVC Obscure Glass Panes D/g Door, Laminate Flooring, Plastered Walls And Plastered Ceiling, 24 Bar Vertical Modern Radiator, Original Cornicing, Wall Mounted Cupboard Housing Electrical RCD Consumer Unit And Electric Meter, Understair Storage Area, Doors To Open-Plan Living/Dining Room And Extended Kitchen/Diner/Breakfast Room.

**Open-Plan Living Room** - 23' 9" x 11' 7" (7.23m x 3.53m) Laminate Flooring Continued, uPVC D/g Bay Window To Front, Tiled Fireplace (Which Can Be Re-Opened), 12 Bar Vertical Modern Radiator, Plastered Walls And Plastered Ceiling, Open-Plan To Dining Room.

**Dining Room** (*measurements included as above*) Laminate Flooring Continued, Tiled Fireplace (Which Can Be Re-Opened), 16 Bar Vertical Modern Radiator, Plastered Walls And Plastered Ceiling, Open-Plan To Extended Kitchen/Diner/Breakfast Room.

**Extended Kitchen/Diner/Breakfast Room** - 15' 6" x 13' 6" (4.72m x 4.11m) Ceramic Tile Flooring, Howdens Fitted Kitchen, Matching Wall And Base Units, Granite Work Surface Over With Matching Granite Upstands, Granite Breakfast Bar To Central Island, Soft Closing Doors And Drawers, Ceramic Sink And Drainer With Gold Mixer Tap Over And Set Into The Granite Worktop, 90cm Width Dual Energy Range Cooker, With A 5 Ring Gas Hob And Electric & Gas Oven, Space For American Style Fridge/Freezer, 14 Bar Vertical Modern Radiator, Integrated Wine Cooler, Inset Sptlights To Ceiling, Plastered Walls And Plastered Ceiling, 3 x Aluminium Frame Bi-Fold D/g Doors, Double Doors Into Utility Room.

**Utility Room** - 6' 9" x 6' 6" (2.06m x 1.98m) Ceramic Tile Flooring Continued, Matching Wall And Base Unit, Wall Unit Houses Worcester Combi-Boiler (\*Fitted 2023) \*As Advised by Vendor Granite Work Surface With Gold Mixer Tap Over, Drainer Set Into Granite Worktop, Plumbed For Dishwasher, Plumbed For Washing Machine, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling, Hatch To Insulated Loft, 16 Bar Vertical Modern Radiator, Door to Cloakroom/Downstairs W.c.

**Cloakroom/Downstairs W.c.** - 6' 8" x 2' 11" (2.03m x 0.89m)

Ceramic Tile Floor Continued, Close Coupled W.c., Pedestal Wash Hand Basin With Hot & Cold Taps Over, 7 Bar Horizontal Modern Radiator, Wall Mounted Electric Extractor Fan.

**Staircase/First Floor Landing** - 21' 3" x 5' 1" (6.47m x 1.55m)

Brand New Fitted Carpet To Staircase And To First Floor Split-Level Landing, Plastered Walls And Plastered Ceiling, uPVC D/g Window To Front, Door To Large Understair Storage Cupboard, Door To Small Understair Storage Cupboard, 20 Bar Vertical Modern Radiator.

**Bedroom 2** - 15' 2" x 9' 3" (4.62m x 2.82m) Laminate Flooring, uPVC D/g Window To Front, 34 Bar Vertical Modern Radiator, Feature Wall Paneling Up To Half-Height, Papered Walls And Plastered Ceiling, Coving To Ceiling.

**Bedroom 3** - 11' 6" x 9' 7" (3.50m x 2.92m) Brand New Fitted Carpet, uPVC D/g Window To Side, 24 Bar Vertical Modern Radiator, Plastered Walls And Plastered Ceiling.

**Bedroom 4** - 10' 8" x 9' 8" (3.25m x 2.94m) Brand New Fitted Carpet, 2 x uPVC D/g Windows To Rear And Side, Plastered Walls And Plastered Ceiling.

**Family Bath/Shower Room** - 9' 9" x 6' 3" (2.97m x 1.90m) Ceramic Tile Flooring, Panel Bath With Black Mixer Tap Over And Attached Shower Head, Wash Hand Basin With Black Mixer Tap Over, Set In A Vanity Cupboard, Wall Mounted Mirror Over With Sensor Lights, Close Coupled W.c., Walk-In Shower Cubicle With Mixer Shower Over With Dual Rainfall and Hand-Held Shower Head, 24 Bar Horizontal Modern Radiator, Fully Tiled Walls, Inset Spotlights To Ceiling, Plastered Ceiling, Wall Mounted Electric Extractor Fan.

**2nd Staircase** - 5' 3" x 4' 11" (1.60m x 1.50m) Brand New Fitted Carpet Up To Master Bedroom.

**Master Bedroom** - 18' 7" x 14' 11" (5.66m x 4.54m) Laminate Flooring, 2 x Velux D/g Windows To Front, 24 Bar Vertical Modern Radiator, Plastered Walls And Plastered Ceiling, Wall Mounted Electric Radiator, Double Doors To Storage In The Eaves, Opens Into En-Suite.

**En-Suite** - 15' 2" x 5' 1" (4.62m x 1.55m) Tile Floor, Walk-In Shower Cubicle With Mixer Shower And Dual Rainfall And Handheld Shower Heads, Wash Hand Basin With Chrome Mixer Tap Over Set In Vanity Unit With Mirror Over, Close Coupled W.c., uPVC Obscure D/g Window To Rear, Inset Spotlights To Ceiling, Plastered Ceiling, 1 x Feature Tiled Wall With Inset Shelving.

**Front Garden** - Front Terrace Garden, North-West Facing.

**Side Garden - Enclosed** - Sliding Gate for Vehicle Access & a Large Enclosed Garden.

**Rear Garden** - South-East Facing Rear Garden.





**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

 <p>Ground Floor</p>	 <p>1st Floor</p>	 <p>Approximate total area<sup>1)</sup></p> <p>1439 ft<sup>2</sup> 133.7 m<sup>2</sup></p> <p>Reduced headroom</p> <p>57 ft<sup>2</sup> 5.3 m<sup>2</sup></p>
 <p>2nd Floor</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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