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MR HOMES
SALES & LETTINGS



Leckwith Avenue,
Canton, Cardiff
CF11 8HQ

Guide Price £280,000 to £290,000
Freehold

Leckwith Avenue, Canton, Cardiff. CF11 8HQ.

- NO CHAIN – VERY WELL POSITIONED PROPERTY
- TRADITIONALLY BUILT DOUBLE-BAY FRONTED EXTENDED FAMILY HOME
- 22ft EXTENDED KITCHEN
- 16ft EXTENDED DINING ROOM & SITTING ROOM
- RETAINS SOME ORIGINAL FEATURES
- CLOAKROOM/DOWNSTAIRS W.C
- 3-PIECE FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- LARGE FRONT GARDEN
- TENURE: FREEHOLD



NO CHAIN

*** Guide Price: £280,000 to £290,000 ***

AN EXTENDED DOUBLE-BAY FRONTED SPACIOUS FAMILY HOME - VERY WELL POSITIONED PROPERTY - RETAINING SOME ORIGINAL FEATURES - ORIGINAL DOORS - TILED FLOORING & PICTURE RAILS - 22ft EXTENDED KITCHEN - 16ft EXTENDED DINING ROOM & SITTING ROOM - LIVING ROOM with BAY WINDOW - CLOAKROOM/DOWNSTAIRS W.C - LARGE FRONT GARDEN & ENCLOSED REAR GARDEN - TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** with **No Ongoing Chain**, this Extended 3-Bedroom Spacious Family Home; comprising in brief; Entrance Hall, Living Room, Extended Dining & Sitting Room, Extended Kitchen, Rear Lobby, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Hatch to Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a White Matching Family Bathroom Suite. The Front Garden is Low-Maintenance, The Rear Garden is also Low-Maintenance & Enclosed with a Lockable Rear Gate to access Side Lane. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 30kW Combi-Boiler (Fitted 2019 approx.)

EARLY VIEWING ADVISED

360 VR Tour Link > <https://tour.giraffe360.com/leckwithavenue82ap>

EPC Rating = D.
Council Tax Band = D.

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 4' 3" x 2' 9" (1.29m x 0.84m)

Entered Via Original Wooden Door with Obscure Window Pane Above With House Number, Original Tile Floor, Picture Rail, Original Door to Living Room.

Living Room - 13' 8" x 11' 9" (4.16m x 3.58m)

Laminate Flooring, uPVC D/g Bay Window to Front, Single Panel Radiator, Original Picture Rail, Original Door to Kitchen/Breakfast Room.

Extended Kitchen/Breakfast Room - 22' 10" x 5' 11" (6.95m x 1.80m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 4 Ring Gas Hob With Extractor Hood Above, Electric Fan Assisted Oven, Stainless Sink And Drainer With Mixer Tap, Plumbed For Washing Machine, Double Panel Radiator, Original Dipped Door To Understair Storage Cupboard Which Houses Tumble Dryer And Fixed Shelving, Door To Extended Dining/Sitting Room, Single Panel Radiator, uPVC D/g Tilt And Turn Window To Side, Walls Tiled Up To Half Height With Dado Rail Shelf, Doorway To Rear Lobby, Doorway To Cloakroom/Downstairs W.c. uPVC Obscure D/g Window To Side, uPVC Half Glazed D/g Door To Rear Garden.



Cloakroom/Downstairs W.c. - 4' 3" x 2' 1" (1.29m x 0.63m)

Laminate Flooring, Close Coupled W.c., uPVC Obscure D/g Window To Rear.

Extended Dining/Sitting Room - 16' 1" x 10' 2" (4.90m x 3.10m)

Fitted Carpet, 2 x Single Panel Radiators, uPVC D/g Tilt And Turn Window To Rear, Original Picture Rail.

Staircase/First Floor Landing - 6' 8" x 3' 9" (2.03m x 1.14m)

Fitted Carpet, Hatch to Insulated Loft, Original Dipped Doors to Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1 - 11' 10" x 9' 2" (3.60m x 2.79m)

Fitted Carpet, uPVC D/g Bay Window to Front, Single Panel Radiator, 2 x Floor to Ceiling Fitted Wardrobes. Original Picture Rail.



Bedroom 2 - 9' 0" x 8' 7" (2.74m x 2.61m)

Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, 2 x Floor to Ceiling Fitted Wardrobes, One Housing an Ideal Exclusive 30kw Combi-Boiler (Fitted 2019approx.)

Bedroom 3 - 7' 9" x 6' 7" (2.36m x 2.01m)

Laminate Flooring, uPVC D/g Tilt And Turn Window To Front, Single Panel Radiator, Original Picture Rail, Double Doors To Fitted Cupboard.



Family Bathroom - 6' 8" x 6' 0" (2.03m x 1.83m)

Vinyl Flooring, Matching 3 Piece Suite, Panel Bath With Chrome Mixer Tap And Attached Shower, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Tilt And Turn Window To Rear, Single Panel Radiator, Fully Tiled Walls, Ceiling Mounted Electric Extractor Fan.

Front Garden

Large Front Garden, Enclosed with Wrought Iron Fencing and Wrought Iron Gate for Access, Low Maintenance with Laid Stone Chippings, Posts with Chain Links Bordering.

Rear Garden - Enclosed

North-West Facing Rear Garden, Raised Decking, Patio Area, Raised Flowerbed Area with Laid Stone Chippings, Enclosed with Sleepers, Outside Tap, Lockable Rear Gate Accessing Rear Via Side Lane.



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.



Approximate total area⁽¹⁾

882 ft²
81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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