

02920 204 555

Homes House  
253 Cowbridge Road West,  
Cardiff, CF5 5TD  
Email: SALES@mr-homes.co.uk  
www.mr-homes.co.uk

MR HOMES  
SALES & LETTINGS



Sloper Road,  
Leckwith,  
Cardiff CF11 8AF

Guide Price £250,000 to £265,000  
Freehold

## Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- SUNROOM with GLASS ROOF LANTERN
- RE-FITTED & MODERN KITCHEN/BREAKFAST ROOM
- SPACIOUS LOUNGE
- DOWNSTAIRS SHOWER ROOM & W.C & UPSTAIRS FAMILY BATHROOM
- 3-BEDROOMS
- ATTIC ROOM
- ENCLOSED REAR GARDEN with REAR LANE ACCESS
- LOG CABIN - STORAGE ROOM & STORAGE SHED



NO CHAIN!!!

PRICED TO SELL QUICKLY - MOVE STRAIGHT IN!!! - 3-BED EXTENDED & SPACIOUS FAMILY HOME - NEWLY RE-FITTED KITCHEN/BREAKFAST ROOM - UTILITY CUPBOARD - SUNROOM with GLASS ROOF LANTERN -DOWNSTAIRS SHOWER ROOM & W.C - SPACIOUS LOUNGE - 3-BEDROOMS - FAMILY BATHROOM SUITE - ATTIC ROOM - DOUBLE DRIVEWAY TO FRONT - ENCLOSED REAR GARDEN - LOG CABIN - STORAGE ROOM & STORAGE SHED - REAR LANE ACCESS - FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Terraced Property comprising in brief; Porch Entrance, Hallway, Lounge, Kitchen/Breakfast Room, Utility Cupboard, Sunroom with Glass Roof Lantern, 1st Floor Landing, Bedrooms 1, 2, 3, Family Bathroom Suite, Staircase to the Attic Room. Double Driveway to Front, Enclosed Rear Garden which is Low-Maintenance & a Log Cabin with a Storage Room & a Storage Shed. Rear Lane Access. uPVC Double Glazing Windows & Gas Central Heating Powered by a Newly Fitted Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = D.**

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

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Porch** 4' 0" x 3' 10" (1.22m x 1.17m)

**Entrance Hallway** 6' 5" x 6' 4" (1.95m x 1.93m)

**Lounge** 11' 3" x 10' 8" (3.43m x 3.25m)

**Kitchen/Breakfast Room - Re-Fitted & Modern**  
14' 7" max x 13' 6" max (4.44m x 4.11m)

**Utility / Understair Storage Cupboard**

**Sunroom/ Garden Room** 13' 1" x 13' 0" (3.98m x 3.96m)  
Log Burner and Access to Shower Room

**Shower Room / W.c** 5' 5" x 4' 4" (1.65m x 1.32m)

**1st Floor Landing** 7' 7" x 4' 3" (2.31m x 1.29m)

**Bedroom 1** 12' 5" x 10' 4" (3.78m x 3.15m)

**Bedroom 2** 10' 6" x 9' 6" (3.20m x 2.89m)

**Bedroom 3** 9' 3" x 7' 1" (2.82m x 2.16m)

**Family Bathroom** 6' 9" x 4' 4" (2.06m x 1.32m)

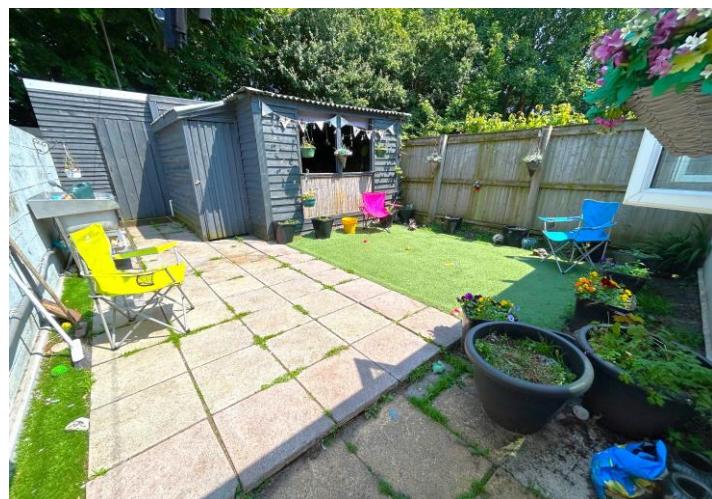
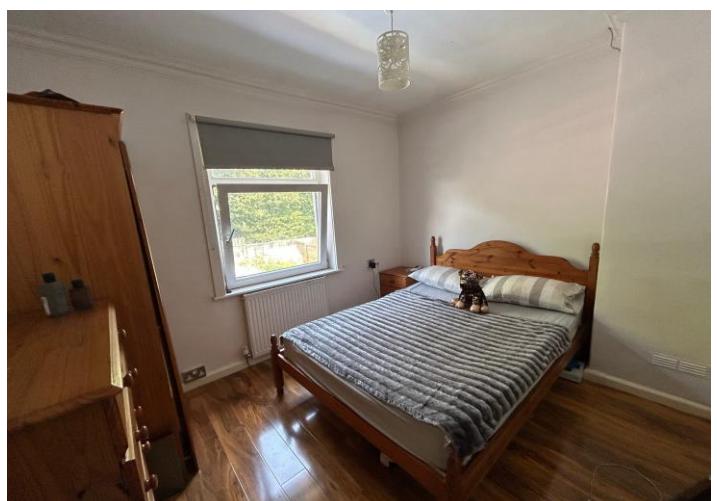
**Staircase to Attic Room**

**Attic Room - Velux Windows to Front & Rear**

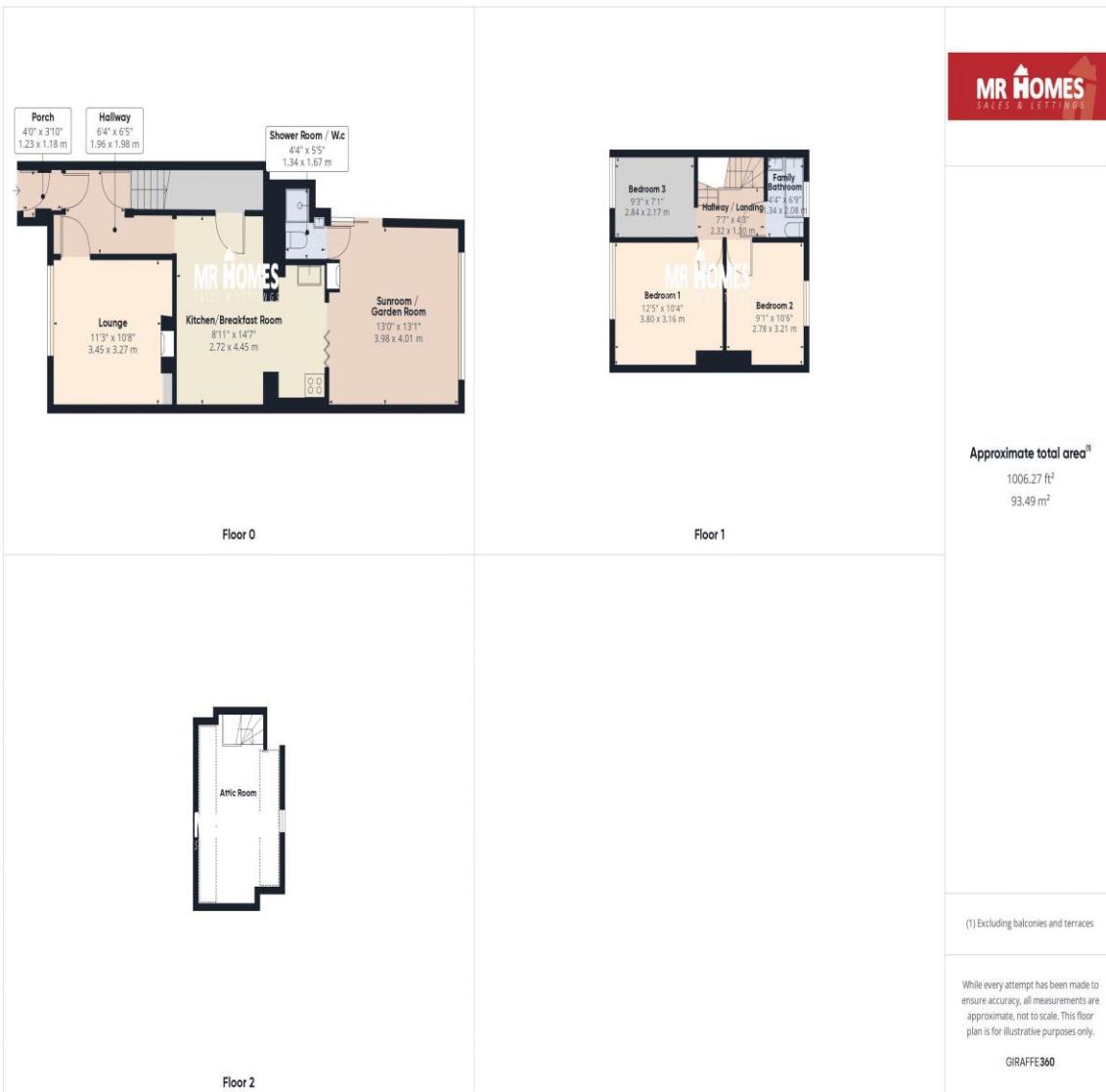
**Double Driveway to Front**

**Rear Garden - Enclosed**

**Log Cabin - Storage Room - Storage Shed**  
Lockable Door to Rear 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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