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Cardiff, CF5 5TD

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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Broad Street
Leckwith
Cardiff CF11 8BZ

Guide Price 180,000 to £190,000
Freehold

Broad Street Leckwith Cardiff CF11 8BZ

Overview

- SEMI DETACHED
- EXTENDED KITCHEN
- CONSERVATORY
- GAS CENTRAL HEATING/COMBI BOILER
- DOWNSTAIRS CLOAKROOM/SHOWERROOM
- FREEHOLD
- ENCLOSED REAR GARDEN
- NO CHAIN
- GREAT ACCESS TO THE A48 AND M4



EXTENDED SEMI-DETACHED PROPERTY NO CHAIN*** MR HOMES are Pleased to Offer FOR SALE this Two Bedroom Semi Detached House it is Located on Broad Street in Leckwith Which is Close to the Cardiff City Centre, Walking Distance to Canton, Pontcanna, The Capital Retail Shopping Park and Excellent Links to the A48 and M4 Corridor. The Property Comprises Briefly of: Entrance Hall, Lounge, Kitchen, Conservatory, Downstairs Cloakroom/Shower Room, Two Bedrooms, Bathroom, Enclosed Rear Garden with Side Access. The Property Further Benefits from Having No Onward Chain. EPC: Awaiting Assessment Council Tax: D To Arrange a Viewing Please Contact MR HOMES On 02920 204 555 or email sales@mr-homes.co.uk ***FREE MORTGAGE ADVICE AVAILABLE ON REQUEST***



Entrance Hallway

Enter Via PVC Door. Parquet Wood Flooring. Radiator.

Cloakroom/Shower Room

9' 6" x 2' 8" (2.89m x .82m) max

Double Walk in Shower with Sliding Glass Doors. Wash Hand Pedestal. W.C. Fully Tiled Walls. No Slip Flooring.

Lounge

15' 5" x 10' 8" (4.71m x 3.25m) max

Parquet Wood Flooring. Bay Window to Front Feature Fireplace. Radiator.

Kitchen

21' 1" x 8' 0" (6.42m x 2.45m) max

Matching Wall and Base with Complementing Worktops. Stainless Steel Sink with Mixer Tap.

Conservatory

13' 5" x 11' 3" (4.09m x 3.43m)

Landing

Loft Access. Storage Cupboard Which Houses the Ideal Combi Boiler. Radiator.

Bedroom 1

10' 11" x 9' 5" (3.34m x 2.87m) max

Radiator Bay Window to Front

Bedroom 2

11' 5" x 9' 0" (3.47m x 2.74m) max

Window to Rear. Radiator.

Front Garden

Enclosed Front Garden Laid to Lawn and Driveway for Off Road Parking.

Rear Garden

Mainly Laid to Lawn, With Decked Area. Outside Tap. Outside Electric Socket.



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.

CARDIFF WEST

Homes House,
253 Cowbridge Road West,
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CF5 5TD

FAIRWATER

173 Pwllmelin Road,
Fairwater,
Cardiff,
CF5 3QB

GRANGETOWN

233 Penarth Road,
Grangetown,
Cardiff,
CF11 6FS