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Homes House

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**MR HOMES**  
SALES & LETTINGS



Arundel Place,  
City Gardens, Leckwith  
Cardiff CF11 8HB

Offers in the Region Of £250,000  
Freehold



# Arundel Place Leckwith, Cardiff, CF11 8HB

## Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- SPACIOUS 3-BED FAMILY HOME
- MASTER BEDROOM with EN-SUITE
- OPEN-PLAN LIVING & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & CLOAKROOM/W.c
- CONSERVATORY
- PRIVATE DRIVEWAY & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- FREEHOLD



### NO CHAIN!!!

IN THE SOUGHT AFTER LOCATION OF CITY GARDENS IS THIS SPACIOUS 3-BEDROOM FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS JUST BEEN REDECORATED - OPEN-PLAN LIVING & DINING ROOM - KITCHEN/BREAKFAST ROOM - UTILITY ROOM & CLOAKROOM/DOWNSTAIRS W.C - CONSERVATORY with GLASS ROOF - MASTER BEDROOM with EN-SUITE - FITTED WARDROBES TO ALL BEDROOMS - FAMILY BATHROOM - ATTIC IS INSULATED, BOARDED & HAS A LOFT LIGHT & ATTACHED LADDERS - SOUTH-WEST FACING LARGE REAR GARDEN - PRIVATE DRIVEWAY & GARAGE - uPVC D/G WINDOWS & GAS C/H - FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Spacious Family Home, The Rear Garden backs onto Bessemer Market, The Property comprises in brief; Entrance Hall, Living Room with Archway to the Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/Downstairs W.c, Conservatory with Glass Roof, Staircase to the 1st Floor Landing, Master Bedroom with Fitted Wardrobes and En-Suite, Bedrooms 2 & 3 both with Fitted Wardrobes, Family Bathroom Suite. Front Garden and a South-West facing Rear Garden, Private Driveway & Garage. The Property has uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Precision Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST... PLEASE NOTE !!!





**Entrance Hall** - 5' 1" x 3' 0" (1.55m x 0.91m) Entered via uPVC Half Glazed Obscured D/g Door, Tiled flooring, uPVC Obscured D/g Window to Front, Single Panel Radiator with Radiator Cover, Coving, Door to Living Room.

**Living Room** - 14' 3" x 11' 0" (4.34m x 3.35m) Tiled Flooring, 2x uPVC D/g Windows to Front, Double Panel Radiator, Electric Fire, Coving to Ceiling, Staircase to 1st Floor Landing & Archway to Dining Room.

**Dining Room** - 12' 2" x 8' 1" (3.71m x 2.46m) Tiled Flooring, D/g Patio Sliding Door to Conservatory, Single Panel Radiator, Coving, Door to Kitchen.

**Kitchen/Breakfast Room** - 9' 9" x 9' 9" (2.97m x 2.97m) Tiled Flooring, Matching Wall & Base Units with Under Lighting & Work Surfaces Over, Tiled Splashbacks, Zanussi Freestanding Electric Cooker, Undercounter Fridge, Stainless Steel Sink & Drainer with Mixer Tap, 2x uPVC D/g Windows to Rear, Double Panel Radiator, Coving, Wall Mounted Potterton Precision C/h Boiler, Doors to Utility Room & Conservatory.

**Utility Room** - 7' 4" x 4' 4" (2.23m x 1.32m) Tiled Flooring, Wall & Base Units with Work Surface Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, Plumbed for Washing Machine, Undercounter Freezer, Wall Mounted Electric Extractor Fan, Coving, Door to W.c.

**W.c.** - 6' 7" x 3' 0" (2.01m x 0.91m) Tiled Flooring, Wash Hand Basin Set in Vanity Cupboard, Close-Coupled W.c.

**Conservatory with Glass Roof** - 8' 11" x 8' 9" (2.72m x 2.66m) Laminate Flooring, uPVC D/g Windows to Side & Front with Double Patio Doors, Double Power Point & Wall Light.

**1st Floor Landing** - 12' 11" x 6' 2" (3.93m x 1.88m) Fitted Carpet, Single Panel Radiator, Hatch to Insulated & Boarded Loft via Attached Ladders, Loft Light. Doors to; Master Bedroom with En-Suite, Bedrooms 2, 3, Family Bathroom & Airing Cupboard.

**Master Bedroom with Fitted Wardrobes** - 14' 10" x 9' 9" (4.52m x 2.97m) Fitted Carpet, 2x uPVC D/g Windows to Rear, Single Panel Radiator, Coving & Fitted Wardrobes. Door to En-Suite.

**En-Suite** - 8' 3" x 3' 9" (2.51m x 1.14m) Fitted Carpet, Walk-In-Shower, Close-Coupled W.c, Pedestal Wash Hand Basin, Single Panel Radiator, uPVC Obscured D/g Window to Rear.

**Bedroom 2 with Fitted Wardrobes** - 8' 11" x 7' 10" (2.72m x 2.39m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobes.

**Bedroom 3 with Fitted Wardrobes** - 8' 6" x 7' 10" (2.59m x 2.39m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobes & Fixed Shelving.

**Family Bathroom** - 8' 2" x 5' 8" (2.49m x 1.73m) Tiled Flooring, Panel Bath with Mixer Tap & Attached Shower, Wash Hand Basin & W.c Set in Vanity Cupboard & Shelf, Single Panel Radiator & uPVC Obscured D/g Window to Rear.

**Front Garden - Laid to Lawn**

**Rear Garden - Two Tiered** - Large Rear Garden, Patio with Steps up to Further Garden Area that Backs onto Bessemer Market.

**Private Driveway to Front of Garage.**

**Garage** - 16' 8" x 8' 6" (5.08m x 2.59m)

Up 'n' Over Door, Power Points & Lighting, Wall Mounted RCD Consumer Unit & Electricity Meter.



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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