



## Lawrenny Avenue, Leckwith, Cardiff. CF11 8BR

- EXTENDED 2-BED TERRACED HOUSE
- NO CHAIN
- IDEAL FOR 1st TIME BUYERS
- EXCELLENT LOCATION
- EXCELLENT SCHOOL CATCHMENT
- Lansdowne Primary School - Ysgol Gymraeg Pwll Coch  
- Fitzalan High School - Ysgol Gyfun Gymraeg Glantaf
- SPACE SAVING SLIDING DOORS FROM LIVING ROOM  
to SITTING ROOM
- OPEN-PLAN DINING ROOM to KITCHEN
- SOUTH FACING LARGE REAR GARDEN
- ENCLOSED FRONT GARDEN & GATED PRIVATE  
DRIVEWAY (BRICK-PAVED)
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- FREEHOLD
- 2x DOUBLE BEDROOMS
- FREE MORTGAGE ADVICE AVAILABLE
- WWW.MR-HOMES.CO.UK



## PROPERTY DESCRIPTION

Located in the highly sought-after Leckwith area, this extended 2-bedroom terraced house offers an ideal opportunity for first-time buyers. Boasting a fantastic school catchment including Lansdowne Primary, Ysgol Gymraeg Pwll Coch, Fitzalan High School, Ysgol Gyfun Gymraeg Glantaf. The property features two double bedrooms and a versatile layout with two reception rooms connected by space-saving sliding doors, opening up the living room to the sitting room for flexible living. The dining room opens seamlessly into the kitchen, creating a bright and welcoming space. Enjoy the large south-facing rear garden, perfect for outdoor relaxation and entertaining. Additional benefits include a secure enclosed front garden, gated private brick-paved driveway, uPVC double glazing, gas central heating with a combi boiler, and the peace of mind that comes with freehold ownership. With no onward chain, this property is perfectly positioned to enjoy all the conveniences of Leckwith living.



## ROOM DESCRIPTIONS

### SUMMARY

Located in the highly sought-after Leckwith area, this charming extended 2-bedroom terraced house presents an excellent opportunity for first-time buyers looking for a comfortable family home with great potential. Boasting a versatile layout, the property benefits from two spacious double bedrooms, two reception rooms linked by space-saving sliding doors, and an open-plan dining room leading seamlessly into the kitchen. A large, south-facing rear garden offers plenty of space for outdoor relaxation and entertaining, while the enclosed front garden and gated private brick-paved driveway provide security and convenience. With uPVC double glazing, gas central heating powered by a combi-boiler, and freehold ownership, this home offers modern comforts alongside practical features. Importantly, there is no onward chain, allowing for a straightforward purchase in a fantastic location.

The property enjoys a superb location within Leckwith, an area renowned for its excellent schools and welcoming community atmosphere. It lies within the catchment areas for Lansdowne Primary School, Ysgol Gymraeg Pwll Coch, Fitzalan High School, and Ysgol Gyfun Gymraeg Glantaf, making it ideal for families wishing to secure quality education for their children. Residents can also enjoy convenient access to local amenities, parks, and transport links, while the proximity to Cardiff City centre provides excellent employment and leisure opportunities. Leckwith's vibrant neighbourhood ensures a balanced lifestyle, combining the benefits of suburban living with the convenience of urban access.

Step inside to find a welcoming entrance leading into the bright dining area, which flows effortlessly into the kitchen. This open-plan arrangement creates a sociable and practical space ideal for family meals and gatherings. The kitchen itself is well-proportioned, offering ample storage and work surfaces, perfect for everyday cooking and entertaining. Adjacent to the dining room, the living room features space-saving sliding doors that open into a cozy sitting room, allowing for flexible use of the space and enhancing the overall flow of the home.

Upstairs, the property boasts two well-sized double bedrooms, providing plenty of room for relaxation and personal space. Both bedrooms benefit from natural light and are complemented by a family bathroom, which includes modern fixtures and fittings. The well-maintained accommodation is perfect for first-time buyers or small families seeking a practical yet stylish home.

Outside, the south-facing rear garden is a standout feature, offering a generous outdoor area that enjoys plenty of sunshine throughout the day. This large garden provides an ideal spot for gardening enthusiasts, children's play, or al fresco dining. At the front, the enclosed garden and gated private driveway – paved in brick – add both curb appeal and secure off-street parking.

Freehold and offering a no chain sale, this terraced house in Leckwith combines excellent location, quality schooling options, and versatile living spaces to create a perfect first home. To arrange a viewing or to find out more about the property, please visit [www.mr-homes.co.uk](http://www.mr-homes.co.uk). Additionally, free mortgage advice is available to support you every step of the way in your home buying journey.

### Entrance Hallway

7' 3" x 5' 5" (2.21m x 1.65m)

### Living Room

15' 8" into Bay Window x 11' 2" (4.78m into Bay Window x 3.40m)

### Sitting Room (EXTENDED)

9' 6" x 8' 2" (2.90m x 2.49m)

### Dining Room

10' 4" x 8' 0" (3.15m x 2.44m)

### Kitchen (EXTENDED)

11' 4" x 8' 3" (3.45m x 2.51m)

### 1st Floor Landing

5' 8" x 2' 9" (1.73m x 0.84m)

### Bedroom 1 with Shower Cubicle

14' 0" x 9' 7" (4.27m x 2.92m)

### Bedroom 2

11' 0" x 7' 4" (3.35m x 2.24m)

### Family Bathroom

7' 11" x 4' 4" (2.41m x 1.32m)

### Enclosed Front Garden

### Private & Gated Brick-Paved Driveway

### SOUTH FACING Rear Garden - Large in Size & Enclosed



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Gated. Off Street. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

**Mobile Signal**

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 6 Mbps

Superfast - 80 Mbps

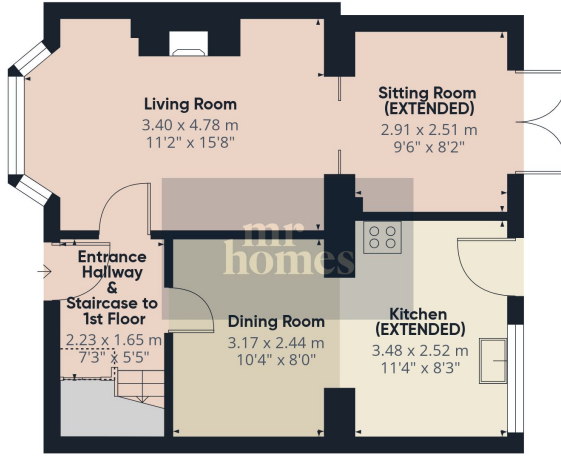
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

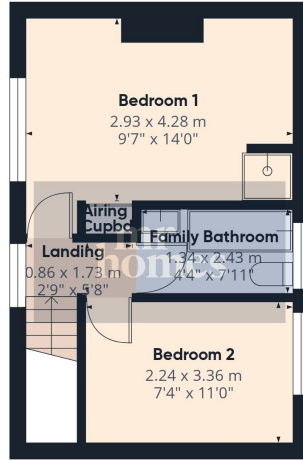
BT - Sky - Virgin -



# FLOORPLAN



Ground Floor



1st Floor



Approximate total area<sup>m</sup>

70.1 m<sup>2</sup>  
755 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360