



**Rectory Lodge, Leckwith Road, Llandough, CF64 2LY**

**welcome to**

**Rectory Lodge, Leckwith Road**

BRILLIANT POTENTIAL OPPORTUNITIES FOR DEVELOPMENT SUBJECT TO PLANNING set on 12 ACRES of land in Lewckwith on the edge of Cardiff is this detached residence offering a great family accommodation comprising three reception rooms, kitchen breakfast room and ample parking. RING FOR FURTHER DETAILS.



### Reception Hall

Hardwood flooring, two radiators, vaulted ceiling to gallery landing, door to most downstairs rooms.

### Shower Room

7' x 8' 3" ( 2.13m x 2.51m )

Shower cubicle, wc, wash hand basin, heated towel rail, ceramic flooring, inset light.

### Lounge

28' 5" x 12' 2" ( 8.66m x 3.71m )

Two double glazed window to side and two to rear, double glazed french door to rear, access to ceiling space. Hardwood flooring, radiators.

### Dining Room

12' 5" x 11' 6" ( 3.78m x 3.51m )

Hard wood flooring, radiator, door to playroom.

### Playroom

13' 9" x 12' 4" ( 4.19m x 3.76m )

Hard wood flooring, double glazed window to side.

### Sitting Room

16' x 12' 10" ( 4.88m x 3.91m )

Hardwood flooring, double glazed window to front and side, TV point, telephone point.

### Kitchen & Breakfast Room

19' 10" x 17' 10" ( 6.05m x 5.44m )

Fitted with wall and base units, hardwood flooring, center island, granite effect work top, integral double oven, integral dishwasher, space for fridge freezer, door to utility room, double glazed window to side, access to lounge hatch to dining room.

### Utility Room

6' 9" x 8' 4" ( 2.06m x 2.54m )

Wall and base units, wall mounted boiler, plumbing for washing machine and facilities for tumble dryer, ceramic flooring, upvc door to side and double glazed window to side.

### Landing

Gallery landing, wood flooring door to all room.

### Master Bedroom

17' 11" x 17' 6" Max ( 5.46m x 5.33m Max )

Double glazed window to side and rear, inset light, TV point, door to ensuite.

### Ensuite

7' x 10' 9" Max ( 2.13m x 3.28m Max )

Restricted head height, inset light, paneled bath, radiator, wc, ceramic flooring.

### Bedroom Two

13' 8" x 12' 9" ( 4.17m x 3.89m )

Double glazed window to rear, wood effect flooring, radiator, TV point, arch to Hobbies room.

### Hobbies Room

12' 4" x 11' 8" ( 3.76m x 3.56m )

Sky light window to rear, inset light, wood effect flooring, restricted head height.

### Bedroom Three

16' 3" x 12' 6" Max ( 4.95m x 3.81m Max )

Sky light window to side, wood effect flooring, inset light, restricted head height.

### Bathroom

15' 11" x 7' 5" ( 4.85m x 2.26m )

Paneled bath with mixer tap, wash hand basin, low level wc, heated towel rail, sky light to front

### Grounds

Entered via drive with off road parking to front and also leading to further parking to rear, raised decking, raised patio with additional gate to front, outside tap, the main ground consist of approximately 12 acres of land with great potential for development subject to planning



***view this property online*** [allenandharris.co.uk/Property/PNR103846](http://allenandharris.co.uk/Property/PNR103846)



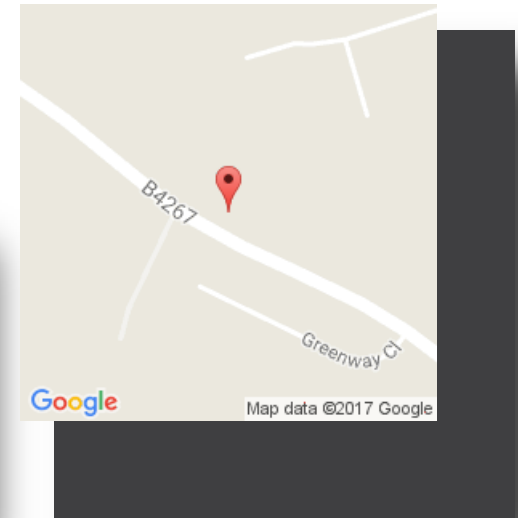
welcome to

## Rectory Lodge, Leckwith Road

- GREAT POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING
- APPROXIMATELY 12 ACRES OF LAND
- 3/4 Bedroom Detached Property
- Three Receptions, Kitchen/Breakfast
- AMPLE PARKING

Tenure: Freehold EPC Rating: C

**£1,250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/PNR103846](http://allenandharris.co.uk/Property/PNR103846)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [allenandharris.co.uk](http://allenandharris.co.uk)



Property Ref:  
PNR103846 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)