



LECKWITH ROAD
CANTON
CARDIFF CF11 8HF

OFFERS IN EXCESS OF
£200,000



END TERRACED HOUSE



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CHAIN FREE, WELL PRESENTED, ONE BEDROOM, END TERRACED HOUSE MGY are delighted to bring to market this well presented, one double bedroom, end terraced house situated on Leckwith Road, Canton. The accommodation briefly comprises porch, open plan kitchen/lounge, bedroom, bathroom and loft office room. The property further benefits from one parking space, a great sized rear and side garden and is chain free. ***Viewing highly recommended***

ENTRANCE PORCH

Entered via front door leading from front courtyard. Tiled floor. Door leading to open plan kitchen/lounge.

OPEN PLAN LOUNGE/KITCHEN

Kitchen - 3.87 x 1.60 | Lounge - 4.06 x 3.60
Modern fitted 'Howdens' kitchen with range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and induction hob with extractor above and oven beneath. Spotlights. Porcelain tiled flooring. Ceramic tile splashbacks. Integrated appliances such as dishwasher, and fridge/freezer. Breakfast bar with stool seating beneath. Double glazed window to front aspect. Laminate flooring to lounge. Pendant light fittings. Power points. TV and telephone point. Door to storage cupboard - housing new BAXI combination boiler. Radiator. Double glazed sliding doors leading to rear garden. Stairs rising to first floor.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to bedroom, bathroom and storage cupboard.

BEDROOM

11' 4" x 8' 10" (3.46m x 2.71m)
Laminate flooring. Pendant light fitting. Double glazed window to front aspect. Power points. Radiator. Door to stairs which provide access to loft room.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 582 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 10" x 6' 0" (2.70m x 1.84m)
Porcelain tiles to floor. Partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and panelled bath with hot and cold tap over and mains powered shower above. Spotlights. Obscure double glazed window to rear aspect. Chrome heated towel rail.

LOFT ROOM

11' 9" x 8' 9" (3.60m x 2.67m)
Laminate flooring. Pitched roof with Velux window. Two doors to storage cupboards to eaves. Wall lighting. Power points. Radiator.

OUTSIDE

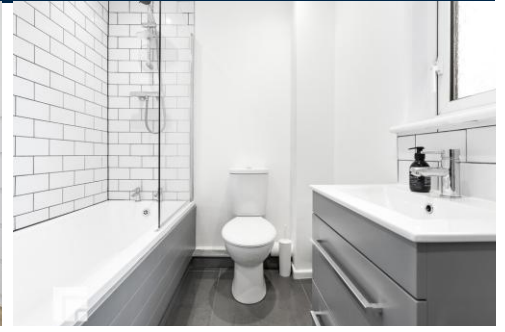
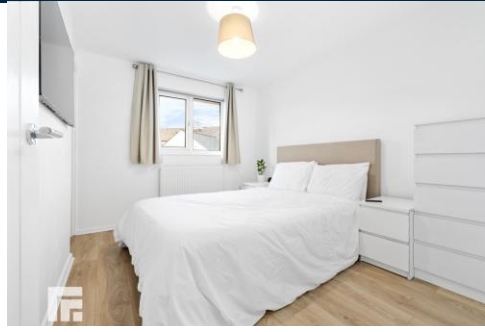
Laid to patio. Wall and fence border. Rear access.

TENURE

MGY are advised that the property is FREEHOLD.

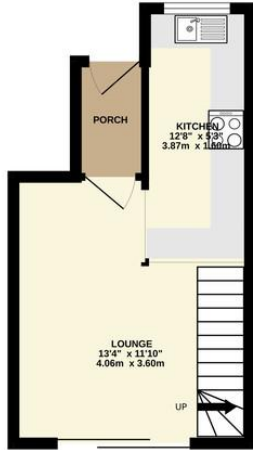


LECKWITH ROAD, CANTON, CARDIFF CF11 8HF



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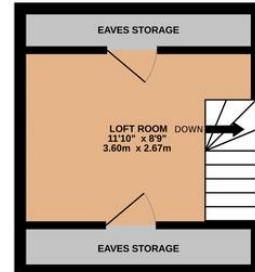
GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
206 sq.ft. (19.1 sq.m.) approx.

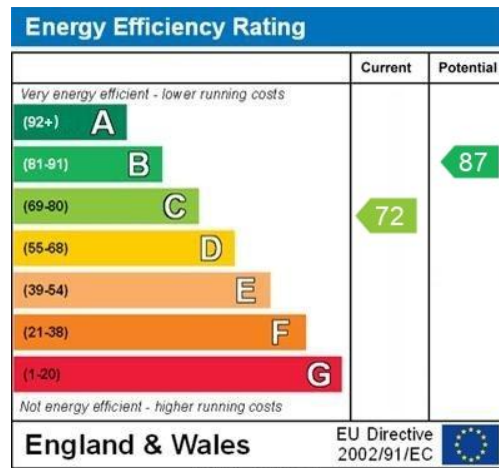


2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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