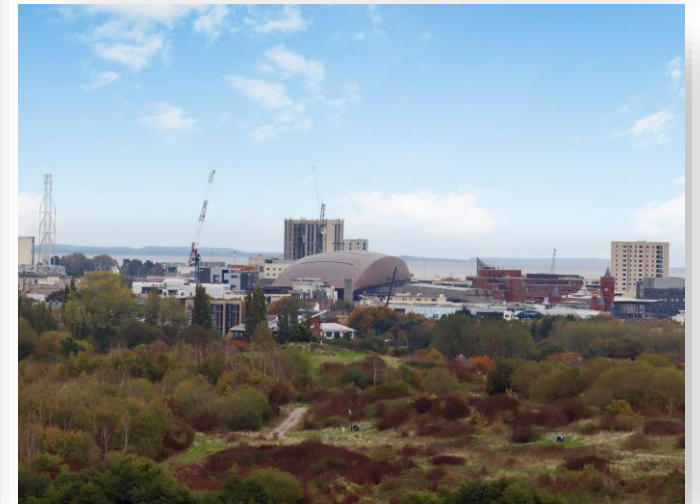




St. Tudy, Leckwith Road, Llandough, Penarth, CF64 2LY

Welcome to

St. Tudy, Leckwith Road, Llandough, Penarth

A fantastic opportunity to acquire a family home close to Llandough Hospital offering huge potential to extend and improve, thanks to its large front and rear gardens. Backing onto woodland with far reaching views across Cardiff Bay, this three double bedroom home is offered with NO CHAIN.

Entrance Conservatory/Porch

13' 2" x 6' 10" (4.01m x 2.08m)

Part double glazed door to side, double glazed windows to front and two sides, radiator, door to entrance hall.

Entrance Hall

Stairs to first floor with cupboard under housing gas meter, timber herringbone flooring, radiator and doors to lounge, dining room and kitchen.

Lounge

12' 2" x 11' 8" into bay (3.71m x 3.56m into bay)

Double glazed bay window to front, feature timber fire surround, radiator and timber floor boards.

Dining Room

13' 9" x 12' 2" max (4.19m x 3.71m max)

Double glazed sliding patio door to rear, feature fireplace with gas fire and timber surround, radiator and timber floor boards.

Kitchen/breakfast room

12' x 9' 8" (3.66m x 2.95m)

Double glazed window to rear, range of floor and wall mounted kitchen units with contrasting work surface over, single bowl and drainer sink unit with mixer tap over, eye-level electric oven and hob with cooker hood over, space for fridge-freezer and washing machine, wall mounted gas central heating boiler, radiator, tiled floor and space for table and chairs. Opening to a small utility area with door to the cloakroom/WC

Cloakroom/WC

Window to conservatory, pedestal wash hand basin, wc and radiator.

First Floor Landing

Loft hatch to a large loft space which has potential to convert (subject to the usual planning consents), doors to three generous bedrooms, separate wc and a shower room.

Bedroom 1

13' 9" x 12' 3" (4.19m x 3.73m)

Double glazed window to rear and radiator.

Bedroom 2

15' 11" x 9' 11" (4.85m x 3.02m)

Double glazed window to front, two built out wardrobes and radiator.

Bedroom 3

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to rear, built in wardrobes to one wall and radiator.

Wc

Double glazed window to side and wc

Shower Room

Double glazed window to front, pedestal wash hand basin, walk-in shower cubicle with glass screen and electric shower over, radiator and PVC panelling to all walls and ceiling.

Front Garden

Driveway for several cars that could be extended if required, remainder of the garden is laid to lawn and there is access to a GARAGE, side access to rear garden.

Garage

Up and over door.

Rear Garden

Approximately 80' in length, this large garden plus additional plot backs onto woodlands and benefits from not only a sunny aspect, but also from far reaching views across to Cardiff Bay, giving the location a semi-rural ambience.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

St. Tudy, Leckwith Road, Llandough

- A fantastic opportunity to acquire a family home close to Llandough Hospital offering huge potential to extend and improve
- Backing onto woodland with far reaching views across Cardiff Bay, this three double bedroom home is offered with NO CHAIN.
- Large gardens to front and rear providing a quiet and private setting.
- Conveniently located for Llandough hospital as well as road links to Cardiff, Penarth, surrounding villages and the M4.
- Two separate reception rooms, cloakroom/WC, kitchen/breakfast room, three double bedrooms, family bathroom with separate WC.
- Tenure: Freehold EPC Rating: C
Council Tax Band: F

directions to this property:

From the office on Stanwell Road (CF64 2AA) proceed to the roundabout on Windsor road and take the 2nd exit along Windsor Road. Continue along Windsor Road going straight at the next two roundabouts. Go straight over at the traffic lights onto Penarth Road then take the 2nd left from Penarth Road up Llandough Hill. Turn right at the top of the hill onto Leckwith Road and the property can be found on your right marked by our For Sale Board.

view this property online allenandharris.co.uk/Property/PNR106824



Property Ref:
PNR106824 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.




allen & harris



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk