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Homes House

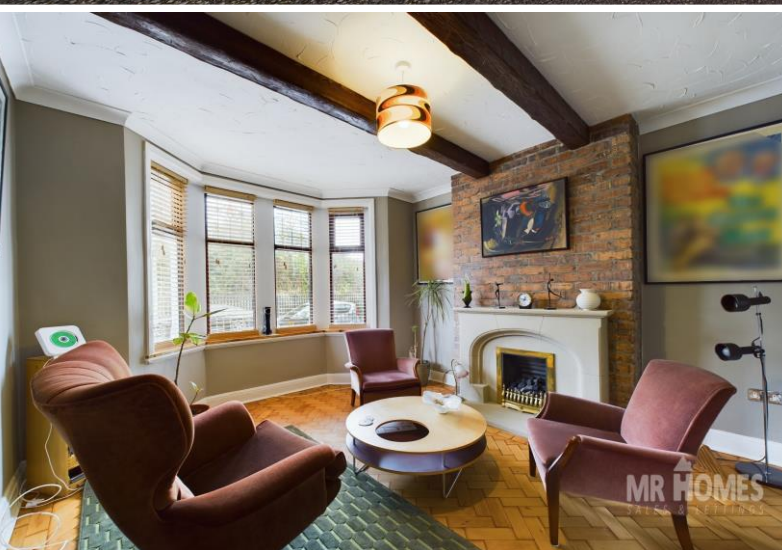
253 Cowbridge Road West,

Cardiff, CF5 5TD

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SALES & LETTINGS



Leckwith Avenue,
Leckwith,
Cardiff CF11 8HQ

Guide Price £325,000 to £335,000
Freehold

Leckwith Avenue Leckwith, Cardiff, CF11 8HQ

Overview

- 3-BED DOUBLE BAY FRONTED FAMILY HOME - with CHARM & CHARACTER
- RETAINING MANY ORIGINAL FEATURES
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- BEAUTIFULLY RESTORED 'PARQUET' FLOORING
- STAINED GLASS WINDOWS & FEATURE CEILING BEAMS
- OPEN-PLAN SITTING & DINING ROOMS
- RE-FITTED KITCHEN & SHOWER ROOM
- SIDE ACCESS VIA LANE
- uPVC D/G & GAS C/H
- FREEHOLD



STUNNINGLY REFURBISHED 3-BED END-OF-TERRACE FAMILY HOME - MOVE STRAIGHT INTO THIS PROPERTY WHICH HAS PLENTY OF CHARM & CHARACTER - RETAINING SOME ORIGINAL FEATURES WITH A MODERN TOUCH - THIS PROPERTY IS SOLD WITH A FREEHOLD TITLE. Situated in a highly sought-after location at Leckwith Avenue, Leckwith, this exquisite end-of-terrace property spans 893.4 square feet over two floors. The ground floor features an entrance hallway, graced with an original tiled floor, leading to the living room with bay window and stained-glass window features, a fireplace, refurbished parquet flooring, and feature ceiling beams. From the hallway you also enter the open plan sitting & dining room which also boasts immaculately refurbished parquet flooring, feature ceiling beam and stained-glass windows to add character. The refitted, modern kitchen is spacious and leads out to the side & rear garden. The first floor boasts 3 bedrooms all with stripped and varnished floorboards. The master bedroom with a bay window. Bedroom 3 with a fitted cupboard. A modern, refitted bathroom with a shower completes the upstairs. Easy parking available to the front, and access to the side of the property via the lane which allows access into the rear garden via a lockable gate. The property's standout location is close to Cardiff Bay, the Sport Village and Cardiff City Centre. Excellent transport links ensure easy commuting, while a variety of shops, bars, and restaurants in Cantons vibrant area are within walking distance. This property effortlessly blends traditional character with contemporary living to create a stylish and comfortable home. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Esprit eco 30kw Combi-Boiler.

EPC Rating = D.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 12' 9" x 5' 3" (3.88m x 1.60m) Enter via Solid Oak Door with Stained Glass Window, Original Tiled Flooring, Radiator, Coving, Stained Glass Window into the Sitting & Dining Room, Doors to Living Room, Sitting Room & Staircase to the 1st Floor Landing.

Living Room - 12' 7" x 11' 4" (3.83m x 3.45m) Immaculately Refurbished Wood Block 'Parquet' Flooring, Living Flame 'Coal Effect' Gas Feature Fireplace with Feature Exposed Brick Chimney Breast, uPVC D/g Bay Window to Front, Radiator, Coving, Plastered Walls & Feature Beams to Ceiling, 2x Stained Glass Feature Windows into Sitting Room.

Sitting Room Open-Plan to the Dining Area - 17' 0" x 12' 11" (5.18m x 3.93m) Immaculately Refurbished Wood Block 'Parquet' Flooring, Attractive Gas Fireplace with Feature Chimney Breast, 3x Stained Glass Feature Windows, Feature Ceiling Beam, 2x Radiators, Coving, Plastered Walls & Ceiling, 2x Windows to Side & Rear, Inset Wall Cupboard with Shelving & Stained-Glass Window into the Kitchen. Door to Understair Storage Cupboard & Double Doors to Kitchen.

Kitchen - Re-Fitted - (2 Yrs) - 9' 9" x 9' 8" (2.97m x 2.94m) Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink, uPVC D/g Window to Rear, 4x Ring Ceramic Hob, Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Radiator, Coving, Double Patio Doors to Rear Garden.

1st Floor Landing - 7' 0" x 4' 0" (2.13m x 1.22m) Quality Fitted Carpet to Staircase & Landing, Plastered Walls, Original Doors to; Bedrooms 1, 2, 3 & Bathroom.

Bedroom 1 - 14' 0" x 10' 4" (4.26m x 3.15m) Stripped & Varnished Floorboards, uPVC D/g Bay Window to Front, Radiator, Plastered Walls & Ceiling, Coving.

Bedroom 2 - 11' 8" x 10' 10" (3.55m x 3.30m) Stripped & Varnished Floorboards, uPVC D/g Window to Rear, Radiator, Plastered Walls & Ceiling, Coving.

Bedroom 3 - 8' 11" x 6' 8" (2.72m x 2.03m) Stripped & Varnished Floorboards, uPVC D/g Window to Front, Radiator, Plastered Walls, Coving & a Fitted Cupboard.

Family Bathroom - Re-Fitted - (2 Yrs)

7' 8" x 5' 11" (2.34m x 1.80m)

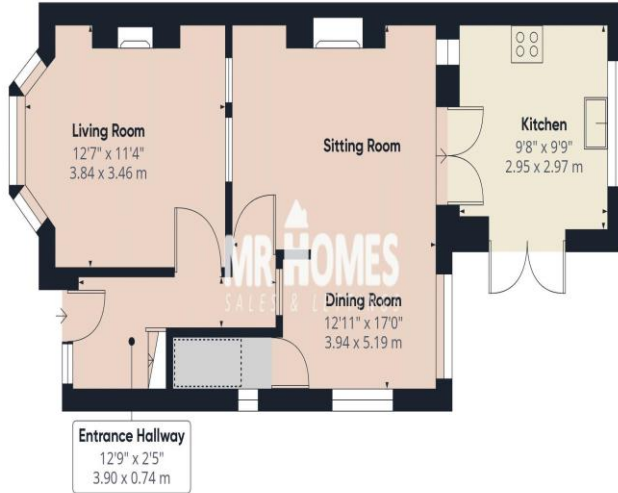
Tiled Flooring, Shower Cubicle, Mixer Shower with Dual Rainfall & Hand Held Shower Heads, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Modern Bar & Towel Radiator, Fully Tiled Walls, uPVC Obscured D/g Window to Rear.

Front Garden - Enclosed - Brick-Paved with Flower Bed Borders. Access to Rear Garden Via Lane.

Rear & Side Garden - Low-Maintenance & Enclosed - Brick-Paved, Raised Flower Bed Border, Double Gate Separating the Side Garden & Rear Garden. Outside Tap. Lockable Side Gate to Lane.



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

899.32 ft²
83.55 m²

Reduced headroom

13.05 ft²
1.21 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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