



2 Langcross Cottages
Leckwith, Cardiff, CF11 8AS

**Watts
& Morgan**
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£885,000 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts & Morgan are excited to present to market this spacious and versatile, character five bedroom semi-detached cottage. Set within an enviable plot of approx. 2 acres and enjoying spectacular elevated views over Cardiff Bay and the Bristol Channel. Conveniently located to Cardiff City Centre and the link road leading to the M4 Motorway. Accommodation briefly comprises: hallway, living room, sitting room, kitchen, dining room, study, utility room and cloakroom. First floor landing, spectacular master bedroom with en-suite, spacious second bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a large block paved 'in and out' driveway providing off road parking for at least six vehicles, a detached double garage with planning permission to convert into a 1/2 bedroom annexe and beautifully landscaped south facing gardens. EPC Rating: 'D'.

Directions

- Penarth Town Centre 3.1 miles
- Cardiff City Centre 3.1 miles
- M4 (J33) 7.4 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door into a welcoming hallway enjoying wooden flooring and exposed wooden beams.

The spacious living room benefits from carpeted flooring, a central feature gas fireplace, recessed ceiling spotlights, decorative cornice detailing, four uPVC double glazed windows to the side elevation providing views over the garden, uPVC double glazed French doors providing access to the side patio and a large uPVC double glazed bay window to the rear elevation providing superb elevated views over Cardiff Bay and the Bristol Channel.

The sitting room enjoys carpeted flooring, exposed wooden beams, a central feature log burner with a wooden surround and uPVC double glazed French doors with double glazed side panels providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 'De Dietrich' electric oven and grill, an 'Electrolux' dishwasher, a 'Beko' fridge/freezer and a 'Baumatic' 6-ring gas hob with an extractor fan over. The kitchen further benefits from vinyl flooring, exposed wooden beams, undercounter lighting and a uPVC double glazed window to the rear elevation providing spectacular elevated views.

The dining room benefits from wooden flooring, exposed wooden beams, a uPVC double glazed window to the front elevation, a wooden door providing access to the front elevation and a uPVC double glazed door with double glazed side panels providing access to the patio.

The study enjoys wooden flooring and a uPVC double glazed window to the front elevation.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a 'Glow Worm' boiler and a uPVC double glazed window to the front elevation.

The cloakroom has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, exposed wooden beams and an obscured uPVC double glazed window to the front elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, exposed wooden beams, four recessed storage cupboards, one of which houses the hot water tank and a uPVC double glazed window to the front elevation.

The spectacular master bedroom is a spacious double bedroom enjoying carpeted flooring, a uPVC double glazed window to the side elevation enjoying views over the garden and a uPVC double glazed window to the rear elevation providing yet more elevated sea views. The en-suite has been fitted with a 4-piece white suite comprising; a panelled bath, a walk-in glass shower cubicle with an electric shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from laminate wooden flooring, wood panelling, tiled splashback and an obscured uPVC double glazed window to the front elevation.

Bedroom two is spacious double bedroom and enjoys carpeted flooring, exposed wooden beams and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in glass shower cubicle with an electric shower over and a wash-hand basin and WC set within a vanity unit. The en-suite further benefits from vinyl flooring and an obscured uPVC double glazed window to the front elevation.

Bedroom three is a spacious double bedroom enjoying carpeted flooring, exposed wooden beams, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation..





Bedroom four is a double bedroom benefiting from carpeted flooring, fitted wardrobes, exposed wooden beams and a uPVC double glazed window to the rear elevation.

Bedroom five is a further double bedroom enjoying carpeted flooring, exposed wooden beams, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from vinyl flooring, tiled walls, exposed wooden beams and an obscured uPVC double glazed window to the front elevation

GARDENS AND GROUNDS

2 Langcross Cottage is approached off the road onto a block paved 'in and out' driveway providing off road parking for at least six vehicles, beyond which is a large double garage with two electric roller doors. The spectacular south facing gardens are predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees. Three patio areas provide space for outdoor entertaining and dining. The property further benefits from two greenhouses and a woodland area.

N.B. there is planning permission to convert the existing single storey garage into a 1/2 bedroom annexe adjacent to the existing main house. Planning Reference - 2020/00150/FUL

SERVICES AND TENURE

Freehold. Electric and water mains services connected.

Bottled gas and cesspit for sewerage.

The property also benefits from cavity wall insulation and solar panels generating an income of approx. £2000 per annum.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 68 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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