



Leckwith Avenue

| Cardiff | CF11 8HQ

LECKWITH AVENUE

Guide Price £300,000



A beautiful, traditional bay fronted 1930's end of terrace family home situated in a quiet cul de sac and within walking distance to Canton high street & the city centre of Cardiff.

The property is ideally placed for access to public transport & Leckwith retail park as well as numerous primary schools - both English and Welsh medium and Fitzalan High school is but a short walk away. The property is also situated near to Cardiff City football club and Leckwith Athletics stadium. Ninian Park train station at the end of the street with trains to Cardiff Central station and the Valleys

This lovely home has been renovated throughout and now includes: All new ceilings in the house and have been plastered along with the walls (except shower room), a total rewire of the electrics in the house including smoke alarms in hallway, landing and kitchen and there is a brand new Combi boiler and radiators with thermostatic valves in all rooms and certified. The property also offers a new fitted kitchen.

The property also boasts of original 1930s tiles to hallway and kitchen and original Parquet flooring to front and back rooms, also original doors that have been stripped and waxed. Further works completed include: Brand new carpets on the staircase and in all bedrooms. The property has been painted throughout in neutral colours and the front and back of house has been newly painted.

Entrance Hall

Entered via a double glazed pvc front door with leaded windows to the side. Staircase rising to the first floor with understairs storage cupboard. Radiator. Feature tiled flooring. Smooth plastered ceiling. Smoke detector. Doors give access to the lounge, dining room and kitchen.

Lounge

12'11" x 11'3"

A beautifully presented and light lounge, Double glazed bay window to the front elevation. Radiator. Feature wood parquet flooring. Smooth plastered ceiling. Power points.

Dining Room

12'11" x 10'7"

A lovely, light dining room with double glazed window to the rear elevation with aspect to the garden. Radiator. Feature parquet

flooring. Feature fireplace with surround and hearth. Smooth plastered ceiling. Power points.

Kitchen

5'10" x 10'1"

Double glazed window to the rear elevation and double glazed door out to the rear garden. Fitted with wall and base units in white with complementary black worktops over and tiled splashbacks. Stainless steel sink and drainer unit with mixer tap. Space for cooker and space for further appliances. Quarry tiled flooring. Smooth plastered ceiling.

First Floor

Stairs rise up from hall with wooden handrail, access to loft space. Doors to bedrooms and shower room.

Bedroom One

14'2" max x 10'2" max

A light and spacious principle bedroom. Double glazed window to the front elevation, Radiator. Smooth plastered ceiling.

Bedroom Two

11'8" x 10'11" max

A second double bedroom with double glazed window to the rear elevation giving access to the garden. Radiator. Power points.

Bedroom Three

6'7" x 7'10"

Double glazed window to the front elevation. Radiator. Fitted cupboard. Smooth plastered ceiling. Power point.

Shower Room

5'9" x 7'6"

Double obscure glazed window to the rear elevation. Walk in shower cubicle with electric shower, WC and

wash hand basin. Radiator. Cupboard housing the combination boiler. Tiled walls. Vinyl flooring. Extractor fan.

Outside Front

Low rise brick wall and railings with gate offering pedestrian access. Low maintenance paved front garden.

Outside Rear

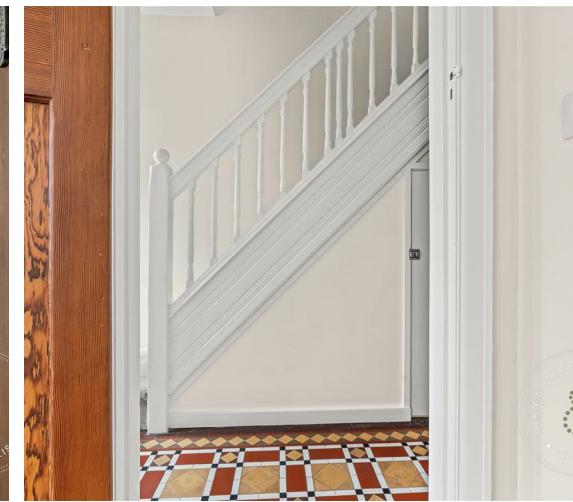
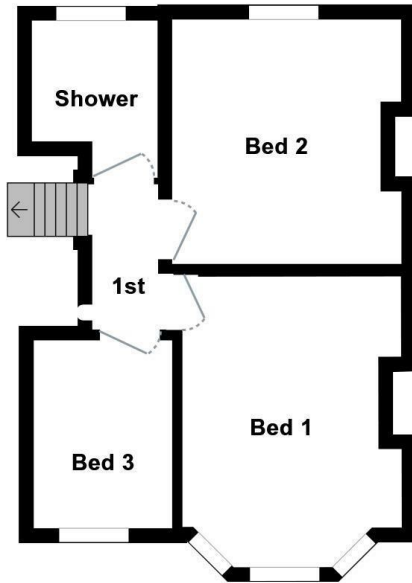
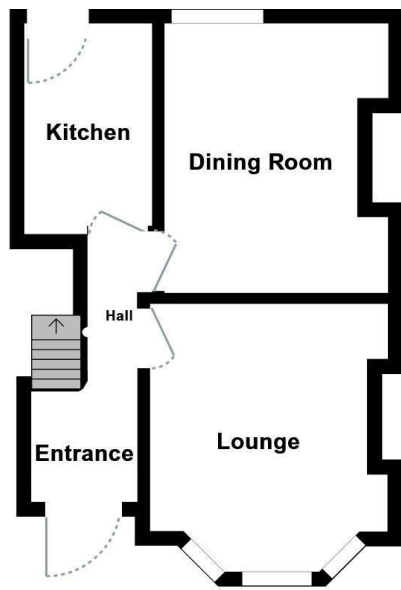
Enclosed garden, paved patio, timber shed, purpose built storage shed. Outside lighting. Rear lane access.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is TBC



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.