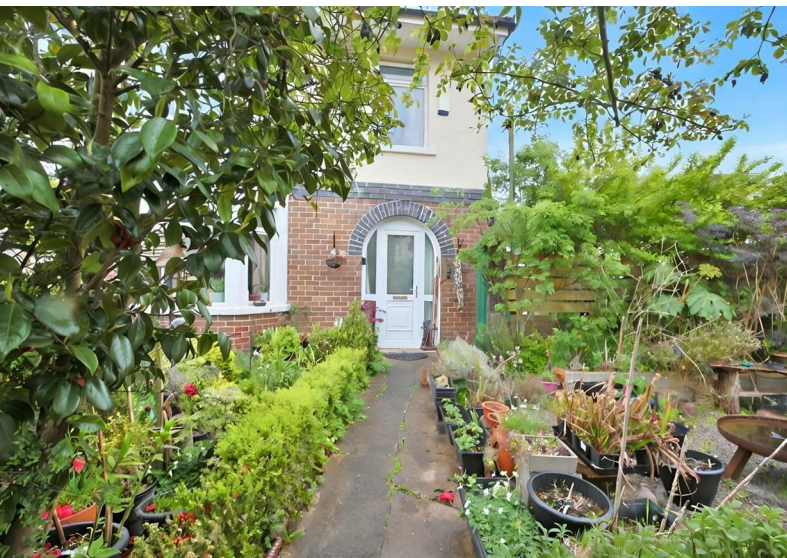




1 Leon Avenue, Cardiff, CF15 7RG

Price £300,000

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Discover the Charm of Detached Living

Nestled in the heart of the desirable Taff's Well village, this detached three-bedroom home presents a rare opportunity to embrace village life just five miles from Cardiff city centre. With a variety of local amenities and direct access to major transport links, this property is ideally situated for both convenience and tranquillity.

Elegant Interiors and Thoughtful Design

Upon entering, you are greeted by a reception hall that sets a welcoming tone with its bold black and white tiled flooring, featured wood paneling, and deep skirting boards. The lounge, complete with a double-glazed bay window and a central heating radiator, provides a warm and inviting atmosphere. The adjacent dining room boasts a charming wood-burning stove and a picture rail, perfect for family gatherings.

Modern Conveniences and Comforts

The heart of the home lies in its modern fitted kitchen, which features an Indest oven with a five-ring gas hob, a stainless steel extractor hood, and spaces thoughtfully designed for dishwashers and large fridge/freezers. A utility room adds to the convenience, equipped with plumbing for a washing machine and a central heating boiler. A ground-floor shower room with a fully enclosed shower area complements the thoughtful layout of the home.

Private Outdoor Spaces

The property is surrounded by private and enclosed outdoor spaces that promise peace and relaxation. The front garden, accessible through double gates, offers a gravelled area adorned with shrubs and plants, while a timber gate at the side opens into a private courtyard, perfect for intimate outdoor dining and entertainment.

A Community-Focused Location

Living in Taff's Well gives you access to a vibrant community with a health centre, dentist, and a primary school, ensuring every need is catered for within walking distance. The village also boasts a post office, convenience store, and several dining options, including pubs and coffee shops. For recreation, the nearby park, children's play area, and tennis court offer ample opportunities for leisure and activity.

Ideal for Families and Professionals

Whether you are a growing family in need of good local schooling and safe play areas or a professional seeking easy commuting options, this home is perfectly configured to meet a variety of lifestyles. Its proximity to Cardiff, combined with the charm of village life, makes it an ideal choice for those looking to balance city convenience with rural charm.

Entrance

Double glazed door to front elevation

Reception Hall

Featured wood-paneled walls complemented by a featured picture rail, central light fitting, central heating radiator, staircase to first floor, tiled flooring

Lounge

13'7" x 11'8" (4.16m x 3.58m)

Double-glazed bay window to front elevation, central light fitting, picture rail, central heating radiator

Dining Room

13'9" x 10'11" (4.21m x 3.35m)

Two Double-glazed windows to side elevation, central light fitting, picture rail, feature fireplace with attractive wood burner fire, central heating radiator.

Kitchen

Double-glazed window to side elevation, fitted kitchen with a range of eye and base level units complemented by coordinating work surfaces, stainless steel sink unit with drainer and taps over, integral oven, Indest oven with five ring gas hob below a stainless steel extractor hood, plumbed for dishwasher, space for fridge/freezer, central heating radiator tiled flooring, double glazed door to garden

Utility Room

9'4" x 6'4" (2.87m x 1.95m)

Double-glazed window to side elevation, plumbing for washing machine, central heating wall boiler,

Shower Room

Enclosed shower area with tiled walls, wash hand basin and WC, central heating radiator, and tiled flooring. First Floor

First Floor Landing

Central landing area, access to loft space, central light fitting, doors to

Bedroom One

13'4" x 11'11" (4.08m x 3.65m)

Double-glazed bay window to front elevation, central light fitting, picture rail, feature cast iron fireplace, central heating radiator.

Bedroom Two

13'9" x 9'10".196'10" (4.21m x 3..60m)

Double-glazed window, central light fitting, picture rail, central heating radiator.

Bedroom Three

8'1" x 6'10" (2.48m x 2.10m)

Double-glazed window to front elevation, central light fitting, picture rail, central heating radiator

Bathroom

Double-glazed window to side elevation, central light fitting, and

bathroom suite comprising of bath with shower over, vanity unit with inset sink and storage below, w.c, tiled walls, chrome heated towel rail. wood effect flooring

Front Garden

Double gates lead into the enclosed front gravelled garden, a pathway to the property. Area of shrubs and plants.

Side Garden

Timber gate leading into the private courtyard area, with storage shed and timber storage area.

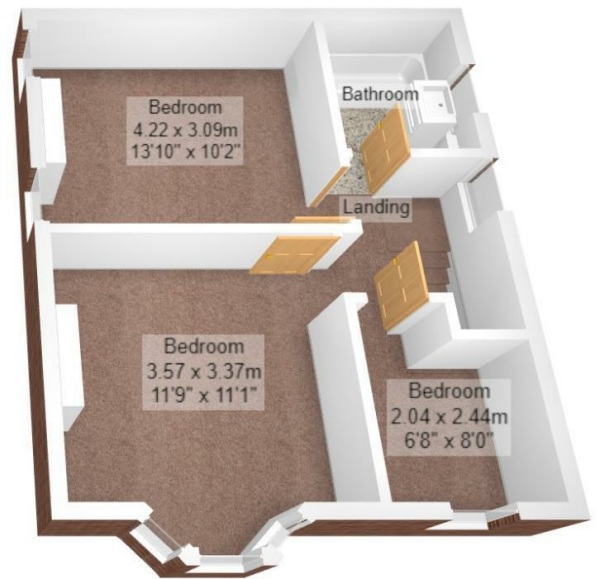
Tenure

We have been advised that the property is FREEHOLD.

Council Tax

Band E.





Energy Efficiency Rating	
Current	Potential
	82
59	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC
 England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.