

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss





LECKWITH AVENUE
CANTON

LECKWITH AVENUE

CANTON, CF11 8HQ - £300,000

Welcome to Leckwith Avenue, Canton, Cardiff - a charming location for this delightful three-bedroom mid-terrace house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step inside, you'll be greeted by a spacious living room, ideal for cosy evenings in or hosting gatherings. The high specification fitted kitchen is a chef's dream, offering both functionality and style for your culinary adventures. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room. The property also features a well-appointed bathroom, ensuring convenience for all residents. Measuring 877 sq ft, this house provides a comfortable living space with a layout that maximises functionality. Whether you're looking for a place to call home or an investment opportunity, this property offers both comfort and potential.

Don't miss out on the chance to make Leckwith Avenue your new address - a place where modern living meets convenience in the heart of Cardiff.

 3 bedroom(s)  1 bathroom(s)  877.00 sq ft

HALLWAY

LIVING ROOM
3.96m x 3.48m (13' x 11'5")

DINING ROOM
3.91m x 3.28m (12'10" x 10'9")

KITCHEN
3.02m x 1.96m (9'11" x 6'5")

LAUNDRY
3.25m x 1.09m (10'8" x 3'7")

LANDING

BATHROOM
2.29m x 1.83m (7'6" x 6')

BEDROOM
4.32m x 3.28m (14'2" x 10'9")

BEDROOM
3.58m x 3.28m (11'9" x 10'9")

BEDROOM
2.74m x 1.88m (9' x 6'2")

GARDEN

An enclosed rear garden with brick walled boundaries and an area laid with artificial grass and a raised composite tiled seating area.

EPC

Rated C


COUNCIL TAX

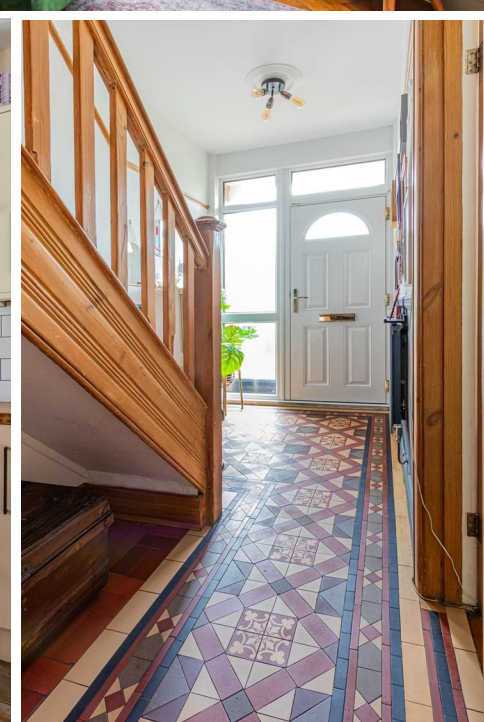
Band D

TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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	

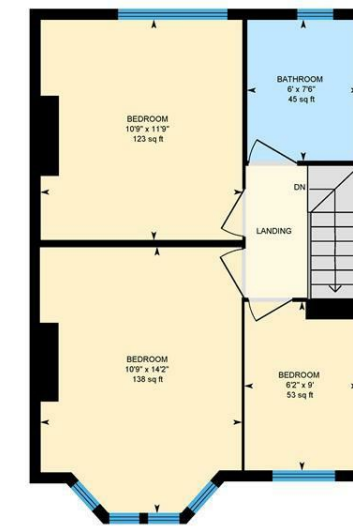


Leckwith Ave, Canton, CRF

Main Building: Total Interior Area 876.74 sq ft



Ground Floor



1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.