

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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LECKWITH AVENUE
CANTON

LECKWITH AVENUE

CANTON, CF11 8HQ - £280,000

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

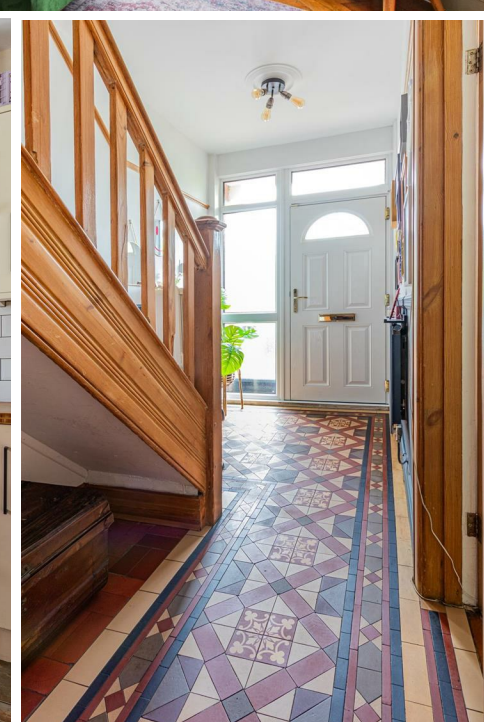
Rated C


COUNCIL TAX

Band D

TENURE

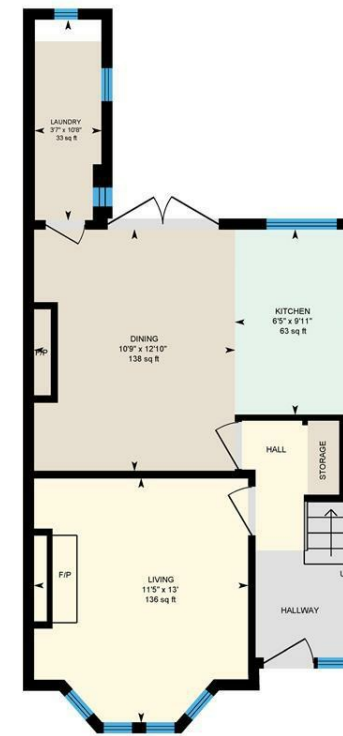
We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.



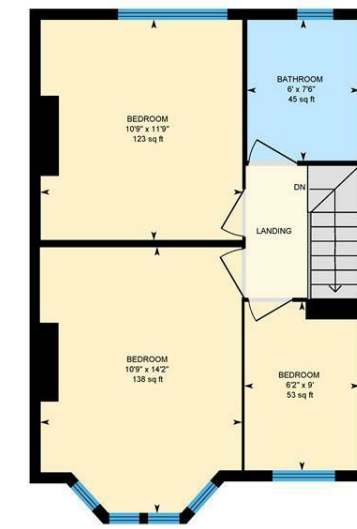
| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running 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



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.