

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SLOPER ROAD  
LECKWITH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HALLWAY**

3.38m max x 1.83m;1.83m max (11'1" max x 6;6" max)

**DINING ROOM**

3.35m x 3.07m (11' x 10'1")

**LOUNGE**

4.19m x 3.84m max (13'9" x 12'7" max)

**KITCHEN**

3.18m x 2.87m (10'5" x 9'5")

**LANDING**

**BEDROOM**

4.22m x 3.15m to robes (13'10" x 10'4" to robes)

**BEDROOM**

3.35m x 2.59m (11' x 8'6")

**BEDROOM**

2.90m x 2.29m (9'6" x 7'6")

**BATHROOM**

1.93m x 1.80m (6'4" x 5'11")

**GARDENS**

situated on a corner plot this property has an excellent size garden which has been very well maintained. it comprises of paved patio seating and outside dining areas as well as a further raised patio area to one side. there is a lawn as well as

**SCHOOL CATCHMENT**

My English medium primary catchment area is Ninian Park Primary School (year 2024-25)  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Fitzalan High School (year 2024-25)  
My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**COUNCIL TAX**

Band C

**BROADBAND & MOBILE**

1800 Mbps & Phone signal indoors is likely.

**CONSTRUCTION**

Cavity wall brick and inner block

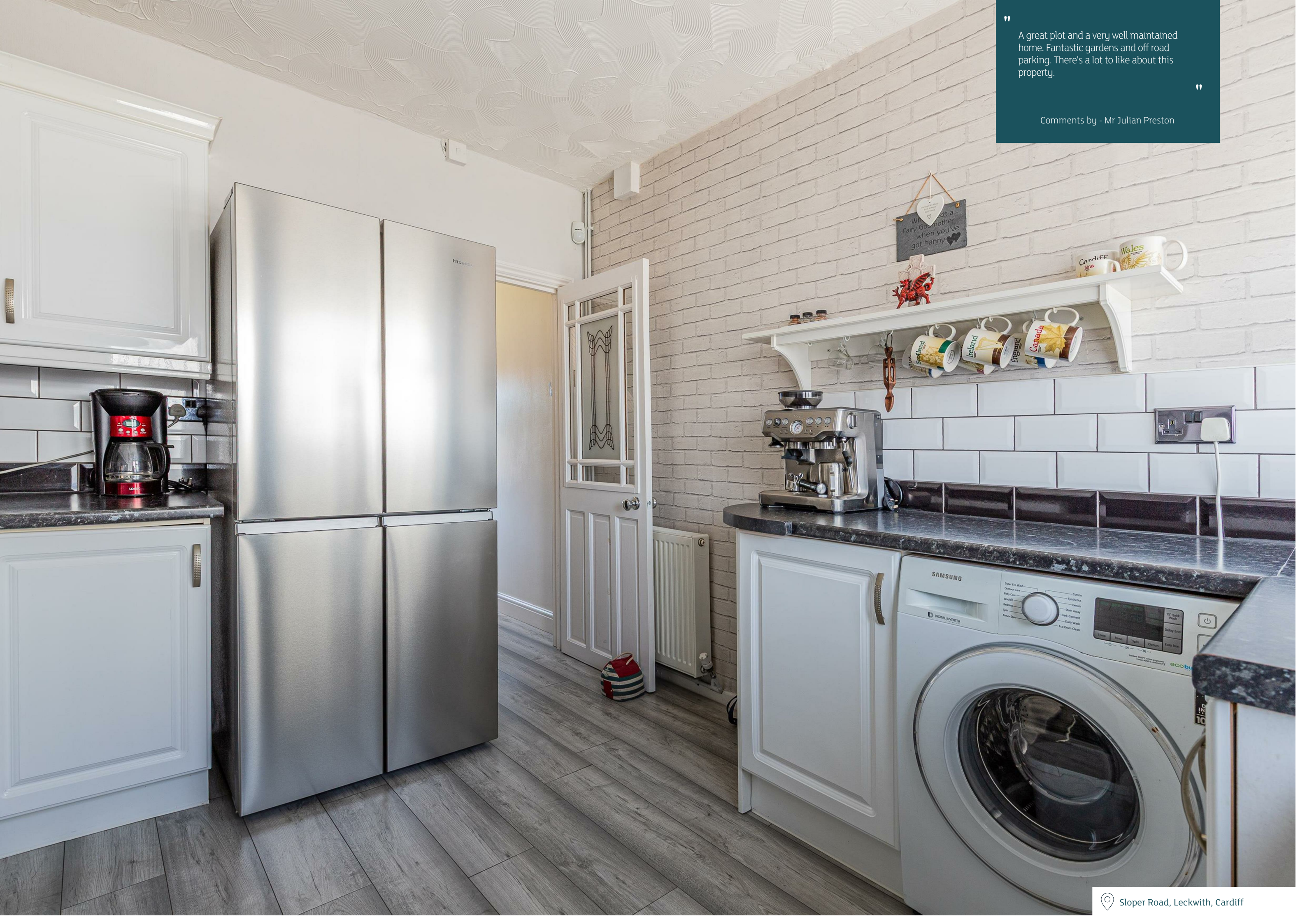
**TENURE**

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

**EPC**

Rated D








"A great plot and a very well maintained home. Fantastic gardens and off road parking. There's a lot to like about this property."

Comments by - Mr Julian Preston



# SLOPER ROAD

LECKWITH, CF11 8AE - £280,000

 3 bedrooms  1 bathroom(s)  926.00 sq ft

Located on Sloper Road in Leckwith, Cardiff, this well-presented semi-detached family home offers a delightful blend of comfort and convenience. Spanning an impressive 926 square feet, the property is set on a generous corner plot, providing ample outdoor space for both relaxation and recreation. Inside, the home boasts two inviting reception rooms, perfect for family gatherings or entertaining guests. The three bedrooms offer a peaceful retreat, ensuring that everyone has their own space to unwind. The property also features a well-appointed bathroom, catering to the needs of modern family living. One of the standout features of this home is its excellent gardens, which provide a wonderful outdoor area for children to play or for adults to enjoy a quiet moment in the sun. Additionally, the driveway parking adds a practical touch, making it easy for residents and visitors alike. This semi-detached house is not just a property; it is a place where memories can be made. With its appealing layout and prime location, it is an ideal choice for families seeking a welcoming environment in the heart of Cardiff. Don't miss the opportunity to make this lovely house your new home.

## PROPERTY SPECIALIST

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