

# Leckwith Avenue

CARDIFF, CF11 8HQ

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**



# Leckwith Avenue

A traditional bay fronted terraced property offered for sale in a lovely location close to Canton & Leckwith and within easy reach of the city centre of Cardiff.

This lovely family home offers some lovely traditional character and plenty of potential to further develop and viewings of the property come highly recommended to appreciate.

The ground floor offers versatile space, with an open plan lounge/ dining room and a lovely kitchen/ breakfast room - which offers a practical, understated style with wooden work surfaces, pantry storage and a Smeg range cooker adding a focal point to the space.

Upstairs, the bedrooms are light and well proportioned and the loft conversion provides valuable additional accommodation and would work equally well as a guest room, study or creative workspace.

To the rear, the garden has been designed with ease of maintenance in mind and benefits from rear lane access leading to a garage.

Leckwith, remains one of Cardiff's most convenient residential areas, popular for its access to well regarded schools, transport links and sporting facilities, including Cardiff City Stadium. Cardiff Central station and the city centre are both within easy reach, making this a well connected home with a distinctly established neighbourhood feel.



# 1287.00 sq ft

## Front Garden

Low raised wall to the front boundary with hedging separating neighbouring properties. Wood chipped frontage with space for refuse bins and concrete pathway leading to the entrance door.

## Entrance Hall

Entered via a panelled front door with decorative double glazed inserts and matching double glazed side panels. Original tiled flooring. Picture rail. Radiator. Staircase rising to the first floor with useful understairs storage cupboard and additional large storage cupboard to the end of the hallway.

## Lounge/ Dining Room

### Lounge area

Double glazed bay window to the front elevation. Picture rail, radiator and herringbone parquet flooring. Decorative fireplace with wooden mantel, wooden surround and raised hearth, currently not in use.

### Dining area

Picture rail, radiator and continuation of the parquet flooring from the lounge. Feature fireplace with wooden surround and slate hearth. Opening through to the kitchen/ breakfast room.

## Kitchen/ Breakfast Room

Double glazed window to the rear elevation with aspect to the garden. Fitted with base units offering storage cupboards and drawers with wooden work surfaces over. Breakfast bar style unit with space for seating. Walls are part tiled. Ceramic double sink unit with mixer tap above. Integrated dishwasher and six ring Smeg range cooker with two ovens. Two useful larder style storage cupboards including a pantry. Tiled flooring and loft hatch access. Double glazed french doors provide access to the rear garden.

## Utility Room / Cloakroom

Fitted with WC and wash hand basin. Radiator, combi boiler and space and plumbing for washing machine. Bare concrete flooring.

## Landing

Double glazed window to the front. Picture rail, wooden balustrade, exposed wooden floorboards and radiator. Staircase rising to the loft room.

## Bedroom One

Double glazed bay window to the front elevation. Picture rail. Radiator. Wooden flooring. Built in wardrobes.

## Bedroom Two

Double glazed window to the rear elevation. Picture rail. Radiator. Wooden flooring.

## Bathroom

A three piece suite in white comprising: panelled bath with mains pressure shower over, pedestal wash hand basin and low level WC. Fully tiled walls and tiled flooring. Heated towel radiator. Double glazed window to the rear elevation.

## Loft Room

Two double glazed skylight windows to the rear aspect. Wooden flooring, Two radiators and wooden balustrade.

## Rear Garden

Enclosed rear garden laid predominantly with gravel for ease of maintenance. Mature hedging to one side, wooden fencing to the other and outside cold water tap. Garage to the rear with access via the rear lane

## Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

## Disclaimer

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recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

