



St. Tudy, Leckwith Road, Llandough, Penarth, CF64 2LY

Welcome to

St. Tudy, Leckwith Road, Llandough, Penarth

A fantastic opportunity to acquire a family home close to Llandough Hospital offering huge potential to extend and improve, thanks to its large front and rear gardens. Backing onto woodland with far reaching views across Cardiff Bay, this three double bedroom home is offered with NO CHAIN.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Conservatory/Porch

13' 2" x 6' 10" (4.01m x 2.08m)

Part double glazed door to side, double glazed windows to front and two sides, radiator, door to entrance hall.

Entrance Hall

Stairs to first floor with cupboard under housing gas meter, timber herringbone flooring, radiator and doors to lounge, dining room and kitchen.

Lounge

12' 2" x 11' 8" into bay (3.71m x 3.56m into bay)

Double glazed bay window to front, feature timber fire surround, radiator and timber floor boards.

Dining Room

13' 9" x 12' 2" max (4.19m x 3.71m max)

Double glazed sliding patio door to rear, feature fireplace with gas fire and timber surround, radiator and timber floor boards.

Kitchen/breakfast room

12' x 9' 8" (3.66m x 2.95m)

Double glazed window to rear, range of floor and wall mounted kitchen units with contrasting work surface over, single bowl and drainer sink unit with mixer tap over, eye-level electric oven and hob with cooker hood over, space for fridge-freezer and washing machine, wall mounted gas central heating boiler, radiator, tiled floor and space for table and chairs. Opening to a small utility area with door to the cloakroom/WC

Cloakroom/WC

Window to conservatory, pedestal wash hand basin, wc and radiator.

First Floor Landing

Loft hatch to a large loft space which has potential to convert (subject to the usual planning consents), doors to three generous bedrooms, separate wc and a shower room.

Bedroom 1

13' 9" x 12' 3" (4.19m x 3.73m)

Double glazed window to rear and radiator.

Bedroom 2

15' 11" x 9' 11" (4.85m x 3.02m)

Double glazed window to front, two built out wardrobes and radiator.

Bedroom 3

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to rear, built in wardrobes to one wall and radiator.

Wc

Double glazed window to side and wc

Shower Room

Double glazed window to front, pedestal wash hand basin, walk-in shower cubicle with glass screen and electric shower over, radiator and PVC panelling to all walls and ceiling.

Front Garden

Driveway for several cars that could be extended if required, remainder of the garden is laid to lawn and there is access to a GARAGE, side access to rear garden.

Garage

Up and over door.

Rear Garden

Approximately 80' in length, this large garden plus additional plot backs onto woodlands and benefits from not only a sunny aspect, but also from far reaching views across to Cardiff Bay, giving the location a semi-rural ambience.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A fantastic opportunity to acquire a family home close to Llandough Hospital offering huge potential to extend and improve
- Backing onto woodland with far reaching views across Cardiff Bay, this three double bedroom home is offered with NO CHAIN.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£300,000

directions to this property:

From the office on Stanwell Road (CF64 2AA) proceed to the roundabout on Windsor road and take the 2nd exit along Windsor Road. Continue along Windsor Road going straight at the next two roundabouts. Go straight over at the traffic lights onto Penarth Road then take the 2nd left from Penarth Road up Llandough Hill. Turn right at the top of the hill onto Leckwith Road and the property can be found on your right marked by our For Sale Board.

view this property online allenandharris.co.uk/Property/PNR106824



Property Ref:
PNR106824 - 0004

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