

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LECKWITH AVENUE  
CANTON





#### PORCH

#### HALLWAY

#### LIVING ROOM

3.48m x 3.25m (11'5 x 10'8)

#### DINING ROOM

3.25m x 3.94m (10'8 x 12'11)

#### KITCHEN

4.24m x 3.12m (13'11 x 10'3)

#### PANTRY

#### WC

#### LANDING

#### BEDROOM 1

3.12m x 3.63m (10'3 x 11'11)

#### BEDROOM 2

3.38m x 3.71m (11'1 x 12'2)

#### BEDROOM 3

1.80m x 2.26m (5'11 x 7'5)

#### BATHROOM

#### LOFT ROOM

3.10m x 3.86m (10'2 x 12'8)

#### GARDEN

#### GARAGE / SHED

#### EPC

RATING D

#### COUNCIL TAX

BAND D

#### TENURE

We are told that this property is Freehold. This is to be confirmed by your legal representative.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Kitchener Primary School

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)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### GARAGE

Accessed to the side of property










# LECKWITH AVENUE

CANTON, CF11 8HQ - £325,000

 3 Bedroom(s)  2 Bathroom(s)  1206.00 sq ft

Jeffrey Ross are pleased to market this wonderful property on Leckwith Avenue in Cardiff, this stylish and modernised house offers a blend of comfort and contemporary living. Spanning an impressive 1,206 square feet, this property is larger than most in the area, providing ample space for families or those seeking extra room.

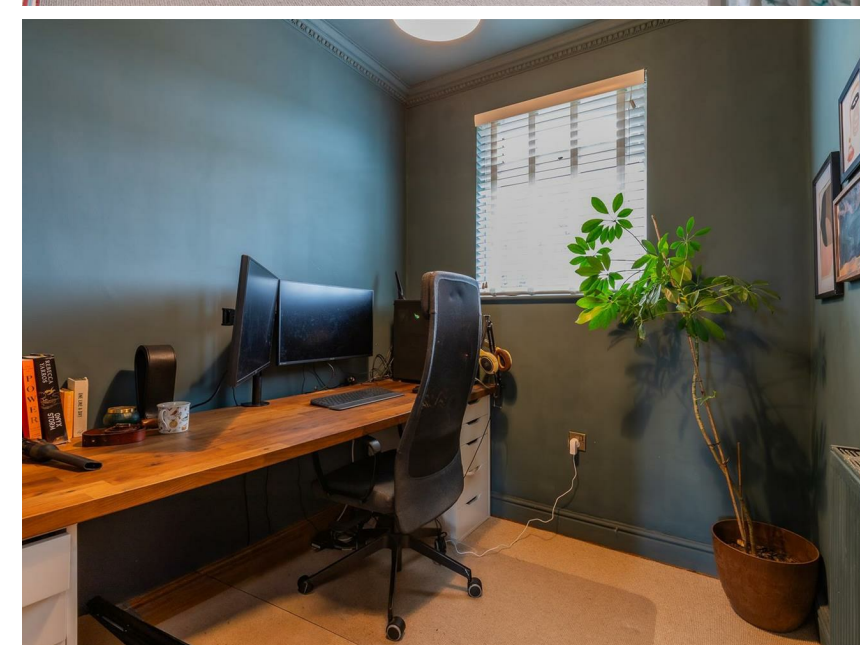
The home boasts a well presented reception room, a modernised kitchen that flows seamlessly into the dining area, creating a warm and welcoming atmosphere. With three spacious bedrooms, including a versatile loft room, there is plenty of space.

The property features two modern bathrooms, ensuring convenience for all occupants. Each room has been thoughtfully designed to maximise light and space, showcasing a stylish aesthetic that is both functional and appealing.

This house has been extended and modernised to meet the needs of today's lifestyle. With its prime location in Cardiff, residents will enjoy easy access to local amenities, parks, and excellent transport links.

In summary, this property on Leckwith Avenue is a rare find, offering a perfect combination of space, style, and modern living. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a beautifully updated home.

**PROPERTY SPECIALIST**  
Mrs Ruby Ledley  
ruby@jeffreypass.co.uk  
02920499680  
Valuer



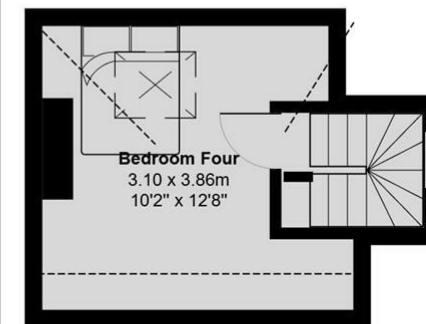
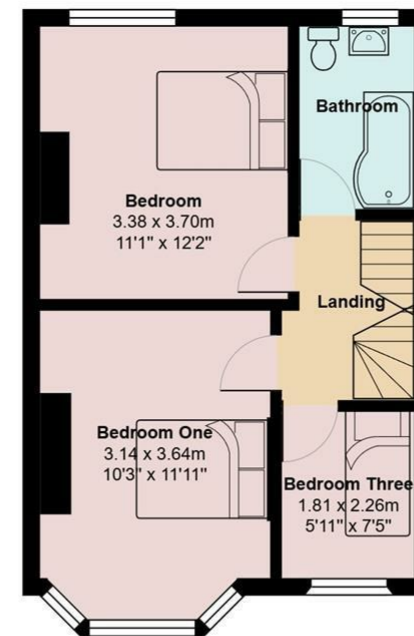




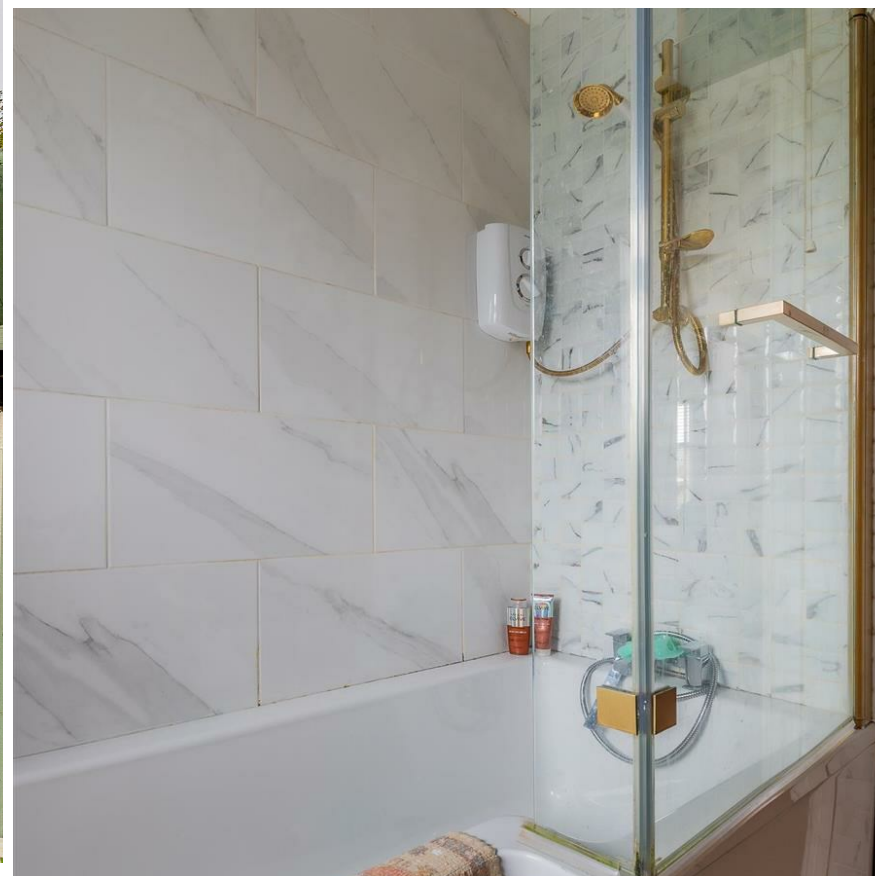
Leckwith Avenue

Total Area: 112.0 m<sup>2</sup> ... 1206 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leckwith Avenue, Canton, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC