

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LECKWITH AVENUE
LECKWITH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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	

HALLWAY

1.60m min x 3.96m (5'3" min x 13')

DINING ROOM

3.12m x 1.85m (10'3" x 6'1")

LOUNGE

8.56m max x 3.51m into recess
max (28'1" max x 11'6" into recess
max)

KITCHEN

3.40m x 3.05m (11'2" x 10')

INNER HALLWAY

1.37m x 1.04m (4'6" x 3'5")

GROUND FLOOR BATHROOM

1.45m x 1.12m (4'9" x 3'8")

LANDING

2.01m max x 2.16m (6'7" max x 7'1")

BEDROOM

4.29m into bay x 2.49m to robes
extends to 3.15m m (14'1" into bay
x 8'2" to robes extends to 10'4" ma)

BEDROOM

3.58m x 2.62m extends to 3.35m
max (11'9" x 8'7" extends to 11'
max)

BEDROOM

2.72m x 2.01m (8'11" x 6'7")

BATHROOM

2.26m x 1.85m (7'5" x 6'1")

GARDEN

EPC

Rated C

TENURE

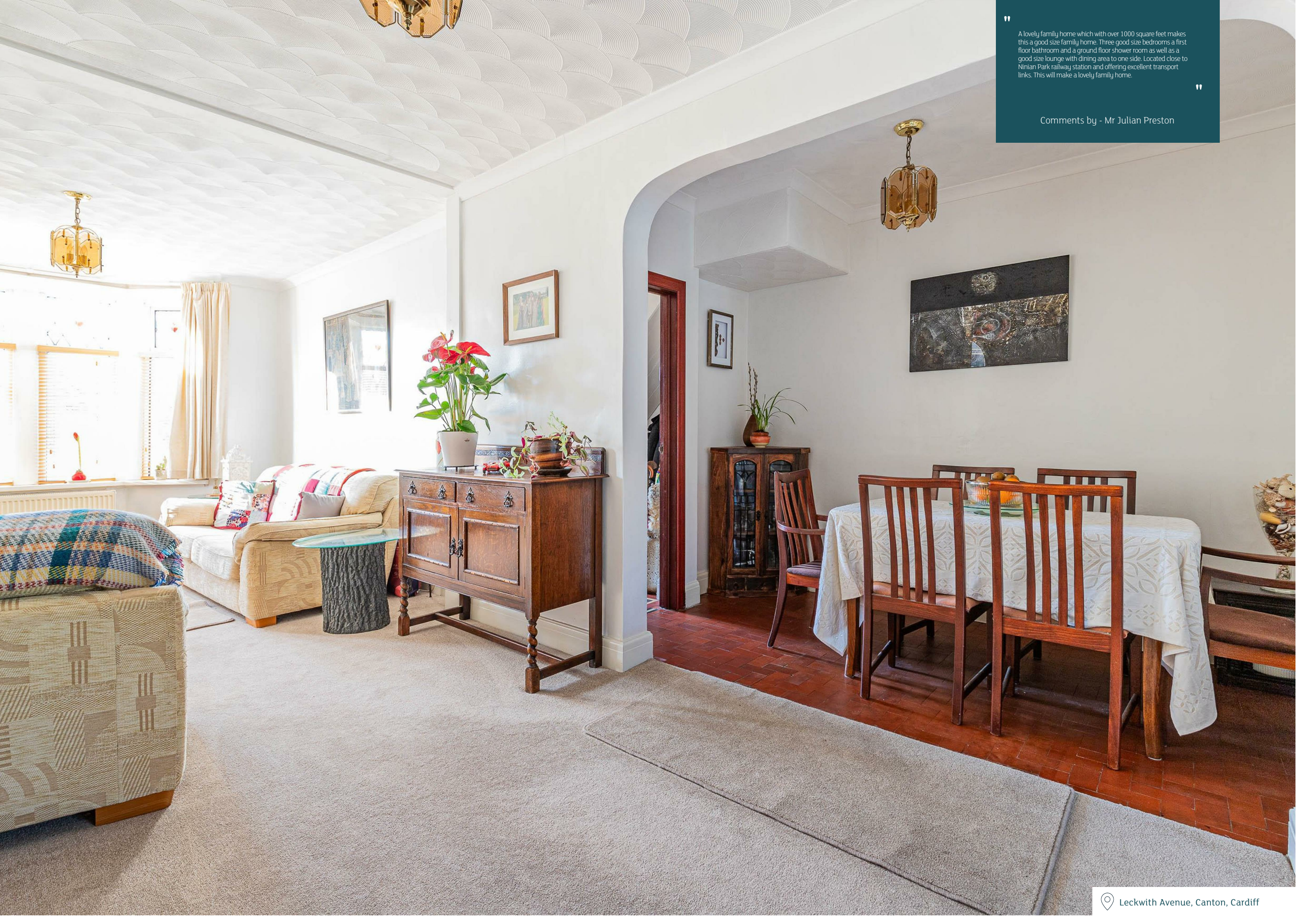
We have been advised the property is
freehold, your legal representative
should confirm this.

BROADBAND & MOBILE SIGNAL

According to Ofcom the property can
achieve up to 1800 mbps and the mobile
signal indoors is likely.

CONSTRUCTION

The property is constructed of decorative
brick with a cavity wall and inner block
work.



"A lovely family home which with over 1000 square feet makes this a good size family home. Three good size bedrooms a first floor bathroom and a ground floor shower room as well as a good size lounge with dining area to one side. Located close to Ninian Park railway station and offering excellent transport links. This will make a lovely family home."

Comments by - Mr Julian Preston

LECKWITH AVENUE

LECKWITH, CF11 8HQ - £290,000

 3 bedrooms  2 bathroom(s)  1018.00 sq ft

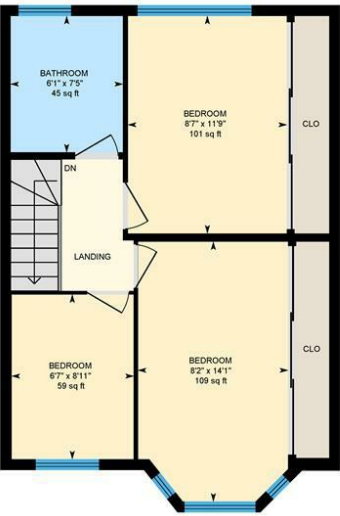
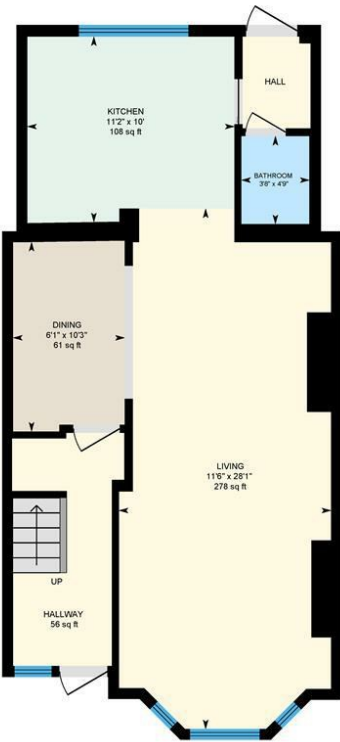
Nestled on the charming Leckwith Avenue in Cardiff, this traditional mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,018 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the house is thoughtfully designed, with an upstairs bathroom and a convenient downstairs shower room, ensuring that the needs of modern living are met with ease. Its prime location means you are just a stone's throw away from excellent rail transport links, making commuting and exploring the vibrant city of Cardiff a breeze. With its blend of traditional charm and practical amenities, this home on Leckwith Avenue is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

PROPERTY SPECIALIST

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Senior valuer

Leckwith Ave, Canton, CRF

Main Building: Total Interior Area 1018.53 sq ft



0 3 6 ft

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.

iGUIDE