

Leckwith Place

Canton, Cardiff CF11 6HR



- 360 VR TOUR & 3D FLOOR PLAN

- Side Garden & Off Street Parking

- Three Receptions
- Bathroom & Ground Floor

Nestled away in a rarely available Canton cul-de-sac and located within minutes of Canton shopping district, Leckwith Retail Park and Ninian Park train station is this traditional bay-fronted family home, extensively extended and sold with no onward chain.

This much-loved family home requires a bit of modernisation but offers the potential to become a quite superb family home with a phenomenal amount of living space!

The accommodation comprises the entrance hall, living room, sitting room, dining room, kitchen, inner lobby, ground floor W.C, three good sized bedrooms and family bathroom.

Entrance Porch

Entered via pvc front door with double obscure glazed window and matching window above, tiled walls.

Hall

Entered via wood glazed door, coved ceiling with detail, dado rail, radiator, stairs rising to the first floor, concealed meter cupboard.

Lounge 23'11 max into bay x 11'6 max (7.29m max into bay x 3.51m max)

Double glazed bay window to the front, two radiators, electric fireplace, TV point, dado rail, picture rail, French doors to :

Sitting Room 11' 7 max x 11' max (irregular shape room (3.35m 0.18m max x 3.35m max (irregular shape room)

Double glazed sliding patio doors leading out to the garden, two radiators, coved ceiling.

Dining Room 12'1 x 9' extending to 15'7 max (3.68m x 2.74m extending to 4.75m max)

Entered via door from hallway, traditional feature fireplace, stripped wooden flooring, tongue and groove panelling, mock tudor ceiling beams, two radiator, glazed window, double glazed door to lobby.

Kitchen 8'9 x 6'4 (2.67m x 1.93m)

Double glazed window to the rear, fitted with a range of wall and base units with work tops over, one and a half bowl stainless steel sink and drainer, gas hob and integrated oven, space for fridge/freezer.

Lobby

Has a polycarbonate roof, tiled flooring.

Cloakroom

Skylight window, w.c and wash hand basin, radiator, plumbing for washing machine, vinyl flooring.

Landing

Stairs rising from the hall with wooden handrail and spindles, dado rail, access to loft space.

Bedroom One 9'11 max x 14'9 max (3.02m max x 4.50m max)

Twin double glazed windows to the front, radiator, picture rail, wash hand basin, fitted wardrobes.

Bedroom Two 9'7 max x 11'6 max (2.92m max x 3.51m max)

Double glazed window to the side, wood laminate flooring, wash hand basin, picture rail, built in storage cupboard.



Bedroom Three 8'7 x 9' (2.62m x 2.74m)

Double glazed window to the rear, wash hand basin, radiator.

Bathroom

Fitted with bath, bidet, w.c and wash hand basin, heated towel rail, part tiled walls, double glazed window to the rear.

Rear Garden

Approached by the sitting room, paved patio, raised flower borders, pond, outside lighting, gate to front.

Front

A courtyard front.

Tenure

We have been advised by the seller that the property is freehold.