

Leckwith Road

CARDIFF, CF11 6HN

GUIDE PRICE £155,000

**Hern &
Crabtree**



Leckwith Road

One Bedroom Ground Floor Flat with Private Garden.

Tucked away in a convenient spot on Leckwith Road, this one-bedroom ground floor flat offers a fantastic opportunity for those looking to make a home their own. With its private garden and well-proportioned rooms, the property has plenty of potential and would suit first-time buyers, downsizers, or investors alike.

You enter the flat directly from the garden into an entrance hall, with the bathroom positioned to one side. The layout flows through to a bright kitchen/diner, leading onto an inner hallway with access to both the lounge and double bedroom.

Outside, the private garden provides valuable outdoor space — perfect for a morning coffee, a few plants or a quiet evening unwind.

Located close to local shops, cafes and public transport links.



558.00 sq ft

Entrance Hall

Enter via a double glazed obscure door to the rear elevation. Picture rail. Dado rail. Vinyl flooring. Radiator.

Kitchen/Diner

Double glazed windows to the front and rear elevations. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge. Fitted storage cupboard. Concealed gas combination boiler. Vinyl flooring. Radiator.

Inner Hall

Ceiling rose. Picture rail. Dado rail. Vinyl flooring. Radiator.

Lounge

Double glazed bay window to the side elevation. Picture rail. Cast iron feature fireplace. Vinyl flooring. Radiator.

Bedroom

Double glazed window to the side elevation. Picture rail. Cast iron feature fireplace. Vinyl flooring. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding door. Tiled flooring. Vinyl flooring. Radiator. Extractor fan.

Garden

Enclosed garden. Paved patio. Raised flower border with mature shrubs and tree. Side return. Outside light. Pedestrian gate leading to the front aspect.

Additional Information

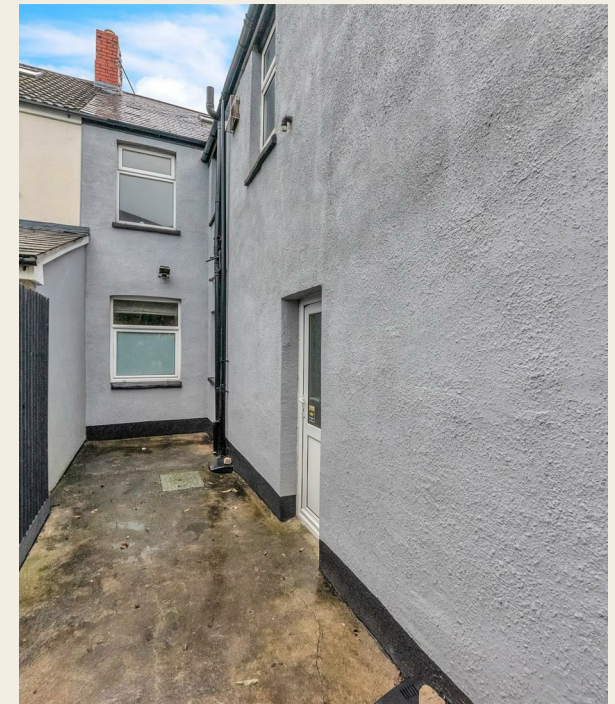
Leasehold. 125 years from 2002 with 102 years remaining. Annual ground rent £25. Building's Insurance must be paid annually which is approximately £400 due to the Freeholder. The Freeholder is responsible for ensuring the property is maintained at a good standard. Maintenance is divided between Upper Flat and Lower Flat according to where the problems arise. Council Tax Band B (Cardiff). EPC rating D.

Disclaimer

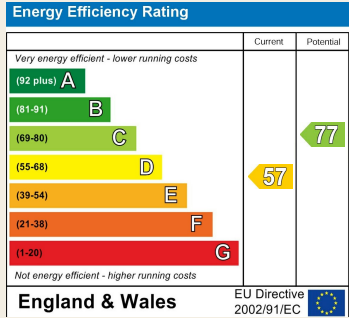
Property details are provided by the seller and not

independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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