

Leckwith Road

CANTON, CF11 8HJ

GUIDE PRICE £240,000

Hern &
Crabtree



Leckwith Road

This traditional mid terrace property is conveniently situated on Leckwith Road in the vibrant area of Canton, Cardiff.

This traditional mid-terrace house offers a delightful blend of comfort and character. With two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The layout is complemented by two generously sized double bedrooms, providing ample space for family or guests.

The property also features a useful attic room, which can serve as a versatile space for a home office, playroom, or additional storage. The family bathroom is spacious and thoughtfully designed, ensuring convenience for daily routines.

One of the standout features of this home is the good-sized garden, which offers a lovely outdoor retreat for gardening enthusiasts or a great play area for children. The garden is an ideal spot for summer barbecues.

Located in the heart of Canton, this property benefits from a vibrant community atmosphere, with a variety of local shops, cafes, and parks just a stone's throw away. The excellent transport links make it easy to explore the wider Cardiff area, making this home not only a comfortable living space but also a gateway to the best that the city has to offer.

This charming terraced house is a wonderful opportunity for those seeking a blend of traditional charm and modern convenience in one of Cardiff's most sought-after neighbourhoods.



1050.00 sq ft

Entrance porch

The property is entered through double glazed wood effect panelled door to the porch. Coving to the ceiling. Dado rail. Internal door to the hallway.

Hall

Staircase rising to the first floor with newel post and spindles with under stairs storage. Coving to the ceiling. Ornate corning to the ceiling. Radiator. Wood effect laminate flooring. Door to:

Lounge

11'1" x 12'

Double glazed window to the front elevation. Stripped wooden flooring. Feature Victorian cast iron fireplace with tiled hearth. Shelving to the alcove. Coving to the ceiling. Radiator. Power points.

Dining room

10'8" x 9'

Double glazed double opening french doors to the rear elevation giving access to the garden. Feature fireplace with stove. Two built in cupboards. Coving to the ceiling. Radiator. Power points. Stripped wooden flooring.

Kitchen

10'3" x 8'4"

A range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Inset white ceramic sink with mixer tap above. Space for cooker with gas and electric points and chimney style extractor above. Space for fridge freezer. Space for washing machine. Walls are part tiled. Tiled flooring. Smooth plastered ceiling. Spotlights to the ceiling. Double glazed windows to the side and rear elevations with aspect to the garden. Double glazed door to the side elevation giving access to the garden. Radiator.

Landing

Split level landing. Stairs lead up to the attic. Access to bedrooms and bathroom on the first floor. Coving to the ceiling. Smoke detector.

Bedroom one

15'8" x 11'2"

Two double glazed windows to the front elevation. Radiator.

Stripped wooden floor boards. Feature fireplace. Power points.

Bedroom two

11'7" x 9'10"

Double glazed window to the rear elevation. Radiator. Laminate flooring. Fitted cupboard housing gas central heating boiler.

Family bathroom

10'9" x 7'9"

A good size family bathroom fitted with a four piece suite comprising: panelled bath, fitted shower cubicle with mains pressure shower, wash hand basin and low level WC. Walls are part tiled. Stripped wooden flooring. Radiator. Heated towel rail. Fitted storage cupboard. Double glazed window to the rear elevation.

Attic

15'3" x 10'4" max

Two skylight windows. Radiator. Doors to under eaves storage cupboards. Power points. Spotlights to the ceiling.

Outside front

The property fronts on to the pavement.

Outside rear

To the rear of the property is a good size garden. Enclosed by stone walling and timber fencing. Garden is partly laid to lawn, part paved to create a lovely space for table and chairs and an area laid to chippings. Outside cold water tap. Outbuilding.

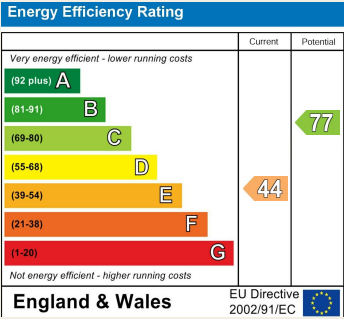
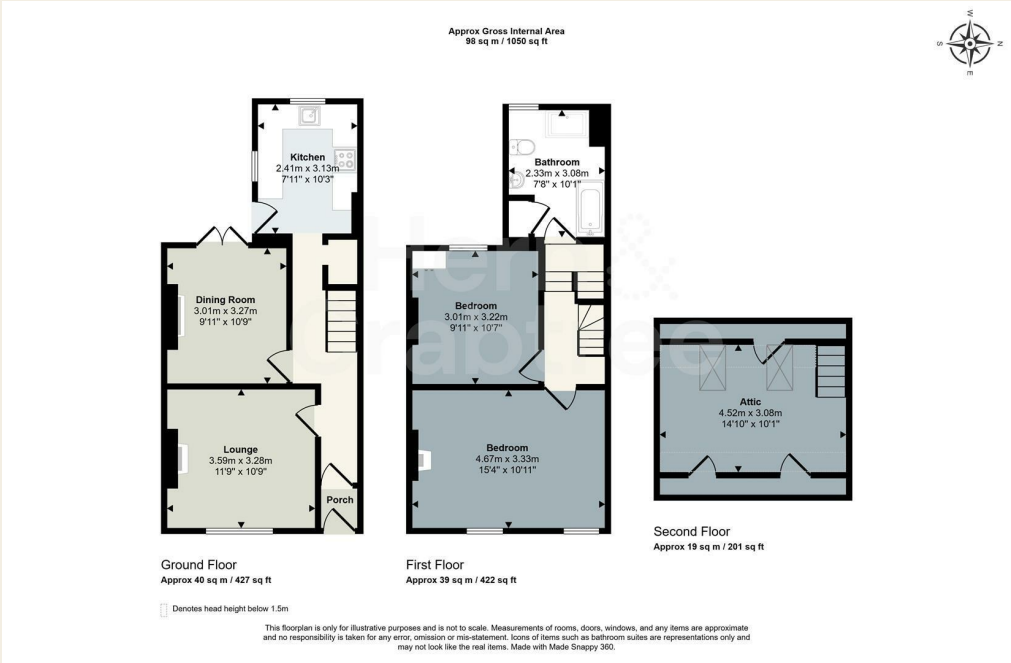
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