



# Guide Price £240,000

Leckwith Place | Cardiff | CF11 6HR

Offered for sale with no chain and situated in a tucked away location conveniently placed for the many nearby amenities in Canton and Leckwith. This period house does require substantial work, however could suit an investor or those looking for a project. The accommodation comprises: a bay-fronted main reception room, sitting room, dining room, and kitchen to the ground floor. Upstairs there are three good-sized bedrooms and a bathroom. Outside, to the rear sits an enclosed courtyard garden.



## Entrance

Storm porch. Entered via wooden door to front into the hallway with glazed window over.

## Hallway

Stairs to the first floor. Wood laminate flooring. Radiator.

## Living Room 11'2" max x 12'10" max (3.40m max x 3.91m max)

Double-glazed window to the front. Radiator. Wood flooring. Coved ceiling. Gas fireplace.

## Sitting Room 12'6" x 9'4" (3.81m x 2.84m)

Double-glazed window to the rear. Radiator. Wood laminate flooring.

## Dining Room 10' x 12' 8" (3.05m x 3.66m 2.44m)

Double-glazed window to the side. Radiator. Wood laminate flooring. Understairs storage cupboard.

## Kitchen 10'7" x 10'1" (3.23m x 3.07m)

Double-glazed window to the rear and door to the side. The kitchen is fitted with wall and base units with worktops over. Four-ring gas hob and integrated oven with cooker hood over. Sink and drainer. Space and plumbing for appliances.

## FIRST FLOOR

Stairs rise up from the entrance hall with wooden handrail and spindles.

## Landing

Loft access hatch. Bannister.

## Bedroom One 14'9" x 9'10" (4.50m x 3.00m)

Two double glazed windows to the front. Radiator.

## Bedroom Two 11'8" x 9'4" (3.56m x 2.84m)

Double-glazed window to the rear. Radiator.

## Bedroom Three 9'11" x 8'3" (3.02m x 2.51m)

Double-glazed window to the rear. Radiator. Gas combi boiler.

## Bathroom 5'7" max x 6'4" (1.70m max x 1.93m)

Obscure double glazed window to the side. Bath, w/c and wash hand basin. Electric shower. Radiator. Tiled walls.

## OUTSIDE

### Front

Front forecourt.

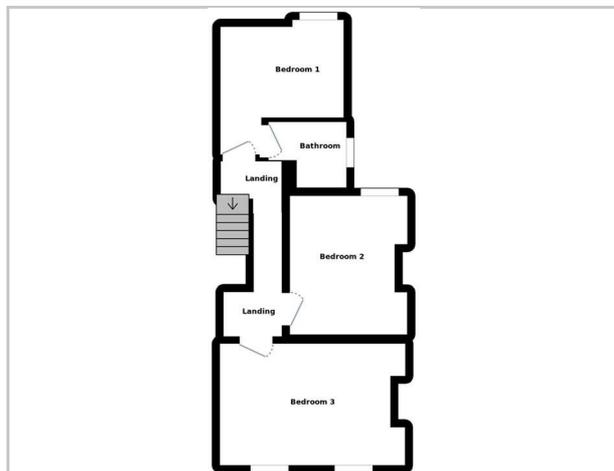
### Rear Garden

Enclosed rear garden.

## Additional Information

We have been advised by the vendor that the property is Freehold, but have seen no legal documents to confirm.

Council Tax - tbc



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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**Hern & Crabtree**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.