Leckwith Road

CARDIFF, CF11 8HF

GUIDE PRICE £200,000

Hern & Crabtree



Leckwith Road

Situated in Leckwith/Canton, Cardiff, is this well-presented one-bedroom house, offering a great opportunity for first-time buyers, downsizers or those looking for an investment property.

The accommodation is arranged over two floors and comprises a spacious lounge diner with stairs leading to the first floor, a separate fitted kitchen and a conservatory to the rear, providing additional living space with doors opening out to the garden. Upstairs is a double bedroom and a bathroom fitted with a three-piece suite.

Outside, the property benefits from an enclosed, low-maintenance garden with a paved seating area, ideal for outdoor dining and entertaining. To the front is a gravelled area with established planting, while a further paved pathway leads to the entrance. The property also benefits from access to a communal parking area.

Anstee Court is conveniently located in Leckwith, within easy reach of Cardiff city centre, Canton and Pontcanna, all offering a variety of shops, cafés, restaurants and local amenities. Cardiff City Stadium and Capital Shopping Park are also nearby, providing a range of retail and leisure facilities. The area offers convenient access to the A4232 link road and M4 motorway, making it well suited to those commuting in and around Cardiff.











Approx 587.00 sq ft

Council Tax Band: C

Front Garden
Enclosed front garden mainly laid to gravel with paved pathways, raised flower beds and mature planting. Timber fencing to the boundaries with gated access from the side pathway.

Entrance
Entrance via a double-glazed front door opening into the living area, with wood-effect flooring, a built-in storage cupboard and an open aspect through to the kitchen, complete with a breakfast bar.

Kitchen
5'2 x 11'1
The kitchen is fitted with a range of modern white wall and base units, wood-effect worktops and white tiled splashbacks. Integrated electric oven with induction-style hob and stainless steel extractor hood above. Space for washing machine and fridge freezer. Double-glazed window overlooking the front garden, wood-effect flooring and breakfast bar opening through to the living area

Living & Dining Area
9'3 x 17'11
a spacious open-plan living and dining area with wood-effect flooring, radiator and stairs leading to the first floor. Ample space for both lounge and dining furniture, with a breakfast bar opening through to the kitchen. Double-glazed sliding patio doors to the rear provide access to the conservatory.

Conservatory
10'6 x 7'10
UPVC double-glazed conservatory with wood-effect flooring and a polycarbonate roof. Sliding patio doors leading from the living area and double-glazed French doors opening onto the rear garden. Versatile space suitable for additional seating or storage.

Rear Garden
Enclosed rear garden laid to paving, with black timber fencing providing privacy. Space for outdoor seating and potted plants, with direct access to the conservatory. A timber gate to the rear provides access to the car park.

Parking
Allocated parking space within a communal car park to the rear of the property, with clearly marked bays and convenient pedestrian access to the rear garden.

Bedroom
8'8 x 11'3
Double bedroom with a double glazed window to the rear elevation, carpeted flooring and a wall-mounted electric heater. Door leading to the landing and bathroom.

Bathroom
8'8 x 5'11
Modern bathroom comprising a curved panelled bath with electric shower and glass screen, wash hand basin with vanity unit and low-level WC. Partially tiled walls, wood-effect flooring, chrome heated towel rail and frosted double glazed window.

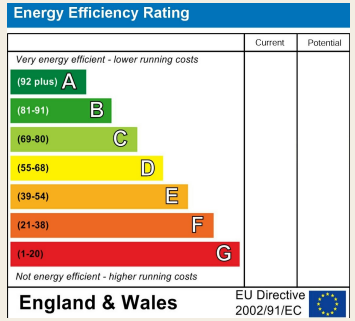
Additional Information
Freehold. Council Tax Band C (Cardiff). EPC rating TBC.

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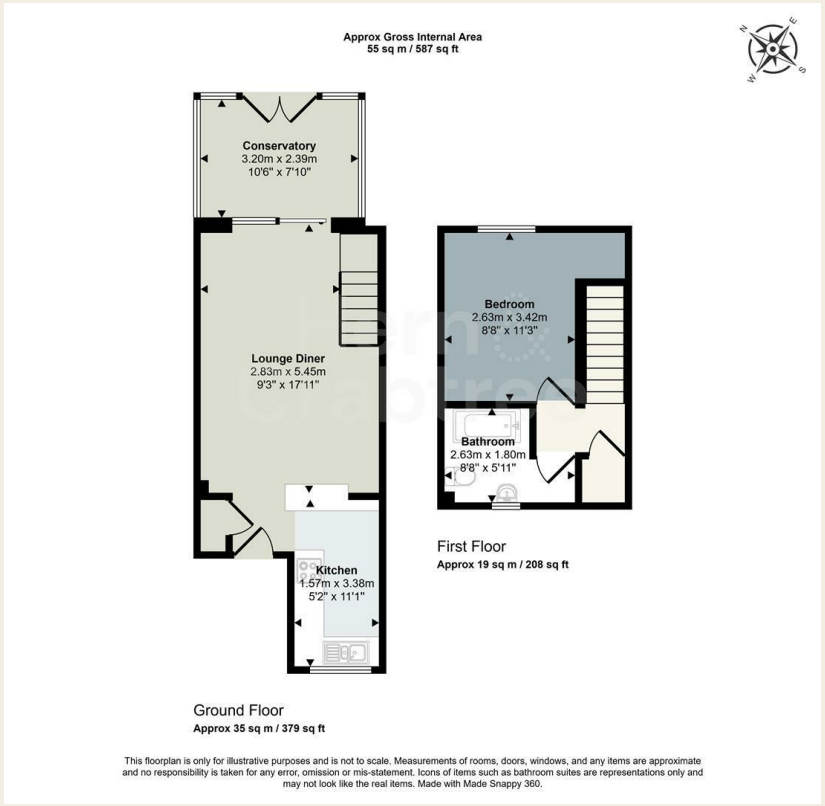
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