

The Green,
Leckwith Green,
Cardiff,
Cardiff.
CF11

375,000



- Delightful former forester's cottage
- Spacious reception room
- Open plan modern kitchen & diner
- Cloak & utility room
- Mature front and rear gardens
- Three bedrooms
- Pleasant views
- Deep elevated frontage
- Mature garden

Ref: PRA11274



General Description

Delightful former forester's cottage which enjoys a semi-rural location, just minutes from Llandough, Penarth, Dinas Powys and Cardiff City centre, . Spacious accommodation comprising a hallway, living room, open plan kitchen & diner plus utility room together with 3 bedrooms and a family bathroom.

Accommodation

DIRECTIONS

Sat Nav: CF11 8AR

Located off Leckwith Road in a rural spot yet just a few minute's drive from Llandough, Penarth, Dinas Powys and Leckwith Retails Park.

Easy access to the A4232 which links with Cardiff City centre and J33 of the M4 motorway.

GROUND FLOOR

A porch with pair of fully glazed uPVC entrance doors leads to a bright inner hallway with side window.

Stairs, with storage beneath, rise to the first floor and doors lead to the living room, kitchen / diner and utility room.

The carpeted and spacious living room has a pleasant aspect and focal fireplace with electric fire.

A door to the rear leads to the kitchen / diner.

The kitchen and dining areas have been combined by the current owners to create an impressive open plan area with generous seating area and new kitchen

GROUND FLOOR CONTINUED...

The kitchen comprises modern gloss units and extensive work tops with inset sink unit.

In addition to a built in eye level oven and microwave, further appliances include an integrated fridge / freezer and integrated dishwasher.

A tiled floor runs throughout, as do recessed spot lights.

A door overlooks the private garden and French doors open onto the sun terrace.

The utility / storage / cloakroom area has a WC, work top and base unit, shelving and space / plumbing for a washing machine and tumble dryer. It also accommodates the oil fed boiler.

FIRST FLOOR

The first floor hosts three bedrooms located off a central landing.

Two are doubles and one is a very generous single.

The master, located to the front of the house, has built in wardrobes with matching bedroom furniture.

The second bedroom has a broad window with pleasant view across the garden and woodland beyond.

Bedroom three is a sizeable single with door leading to a generous storage area.

All three, together with the landing, are carpeted.

The fully tiled bathroom is fitted with a bath (shower over), WC and wash hand basin.

It also had a radiator and window with obscured glass.

An airing cupboard completes the first floor accommodation.

A hatch from the landing leads to a large open loft space which could be converted (subject to any necessary planning consents).

OUTSIDE.

FRONT

An attractive, deep and elevated frontage with natural stone wall fronting The Green.

Lawn, planted beds and privet hedge borders.

Pathway with handrail leading to the front entrance door.

SIDE / REAR

Block paved patio, steps and pathway.

Lawn, planted beds and kitchen garden with series of raised beds.

Bordering open woodland to the rear and enclosed by timber fencing and privet hedges.

Outbuilding, lighting and cold water tap.

DIMENSIONS

Room dimensions, both metric and imperial, can be found on the attached floor plans.

Services

Mains electricity, mains water, mains drainage

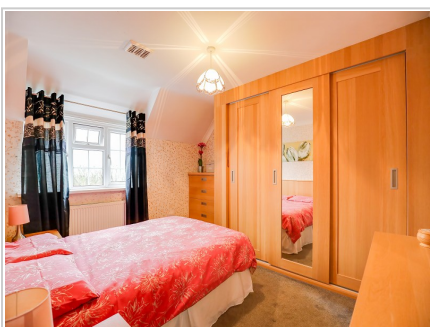
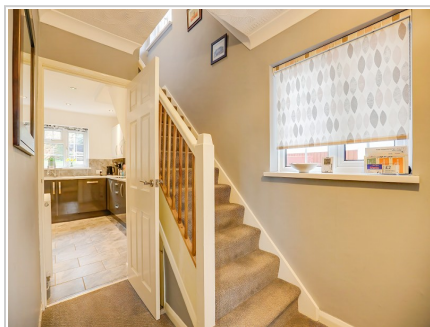
EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





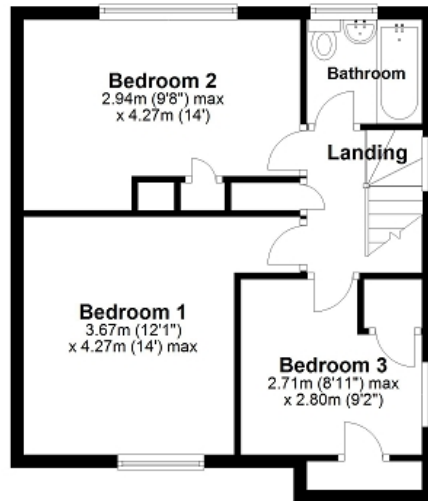
Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)

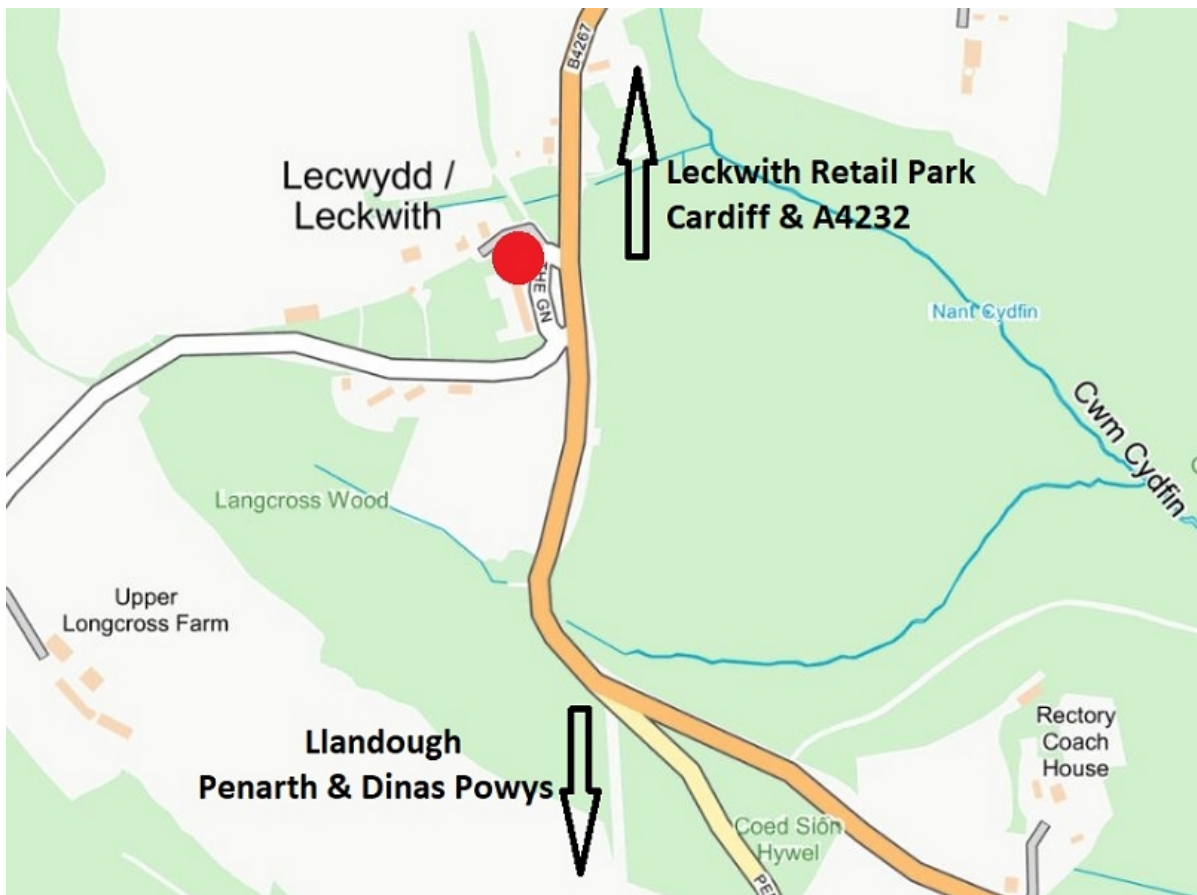


First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.