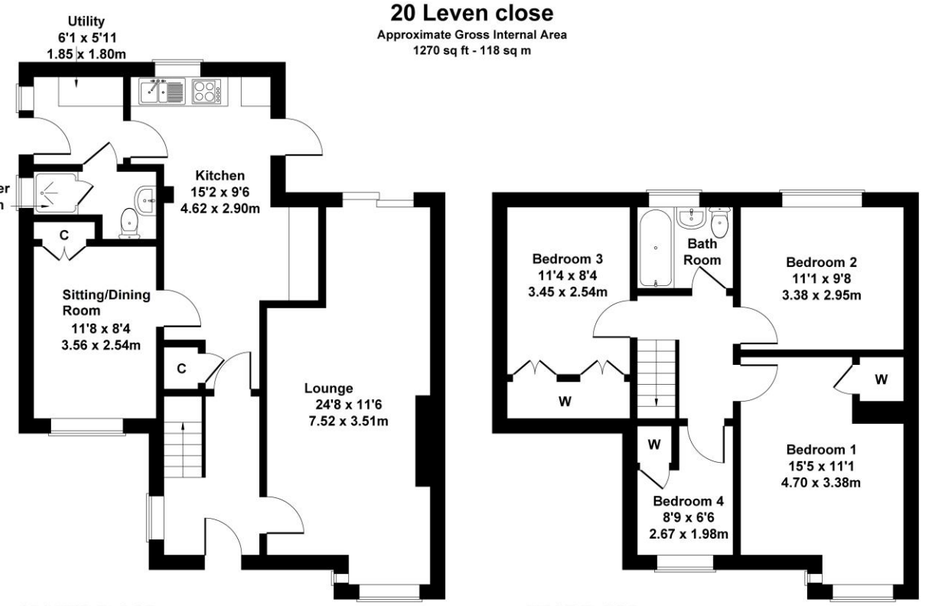
KelvinFrancis







20 Leven close
Approximate Gross Internal Area
1270 sq ft - 118 sq m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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KelvinFrancis

20 Leven Close, Lakeside, Cardiff, CF23 6DN



A modern style extended semi-detached property in need of updating, offering an excellent opportunity. The property is located at the end of a quiet cul-de-sac, just a short walk to Roath Park Lake, bus links to the City Centre as well as Heath Halt Upper and Lower Train Stations, and in the catchment for Lakeside Primary and Cardiff High School. Entrance porch, entrance hallway, 24ft lounge, sitting/dining room, kitchen, utility, ground floor shower room, 4 bedrooms and a bathroom. Some uPVC double glazing and gas central heating. Outside is partially enclosed to the front with driveway and garden, and an enclosed garden to the rear, garage. EPC Rating: D

Guide Price: £425,000

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Entrance Porch
Approached by a glazed door with windows to the front and side, tiled floor, uPVC double glazed door accessing the entrance hallway.

Entrance Hall
Window to side, easy rising spindle staircase to first floor landing, radiator, doors to kitchen and lounge.





Lounge 24'8" (7.52m) x 11'6" (3.51m)
Half bay window to the front, double radiator, coal effect fire (not tested) on a marble style hearth, aluminium framed double glazed sliding patio doors accessing the rear garden.



Kitchen 15'2" (4.62m) x 9'6" (2.9m) L-shaped
Extended from its original design overlooking the rear garden, kitchen units appointed along two sides with eye level units and base units with wood effect worktops over, ceramic wall tiling to work surface surrounds, inset stainless steel 1.5 bowl sink with mixer tap and drainer, space for electric cooker, radiator, internal doors to the sitting room and utility room, under stairs cupboard/pantry, uPVC double glazed door accessing the rear garden.

Sitting/Dining Room 11'6" (3.51m) x 8'4" (2.54m)
Aspect to the front, double radiator, storage cupboard.

Utility Room 6'1" (1.85m) x 5'11" (1.8m)
uPVC double glazed window and side screen accessing the side and rear, additional worktop with plumbing and space for washing machine and dishwasher, slot for an upright fridge/freezer, tile effect flooring, wall mounted gas central heating boiler, door to shower room.

Ground Floor Shower Room
Opaque window to the side, shower enclosure with Triton electric shower over, close coupled push button WC, wall mounted ceramic wash hand basin, radiator, wood effect flooring, combination light and shaver point.

First Floor Landing
Continuation of the spindle staircase, doors to four bedrooms and bathroom, access to loft with fold down ladder.



Bedroom 1 15'5" (4.7m) x 11'1" (3.38m) overall
Half bay double glazed window overlooking the front garden and quiet cul-de-sac with north Cardiff hills in the distance, radiator, airing cupboard with hot water cylinder and shelving.



Bedroom 2 11'1" (3.38m) x 9'8" (2.95m)
Overlooking the enclosed and secluded rear garden, radiator.



Bedroom 3 11'4" (3.45m) x 8'4" (2.54m)
A third genuine double bedroom with windows to the rear and side, two radiators, built-in wardrobes with hanging rail, shelf and further access to remaining eaves space.

Bedroom 4 8'9" (2.67m) x 6'6" (1.98m)
Overlooking the quiet front cul-de-sac, master Broadband socket, radiator, over stairs storage.



Bathroom
Opaque window to the rear, a cream suite comprising of a twin grip panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator, cushion flooring, comprehensive ceramic wall tiling.

Front Garden
Enclosed frontage, flowers and shrubbery with a garden laid to lawn and driveway for at least two cars continuing to the side of the property. Garage set to the rear (tight access to the garage). Wrought iron gate to the side accessing the rear garden.



Rear Garden
Initial paved patio with awning, leading onto a lawned garden and majority of a natural tree boundary hedge with aspect to timber fencing, further patio to the rear, water tap to the partially covered side area.

Garage
Up-and-over door, power, lighting, window to the rear.

Directions
Travelling south along Cyncoed Road away from the village, turn right into Celyn Avenue which is flanked by grass verges. Towards the end of Celyn Avenue turn left into Lakeside Drive just prior to the roundabout, followed by the next first left into Leven Close and the subject property can be found in the top right hand corner.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS210364

Council Tax Band: Expected (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor