

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



FIDLAS ROAD
LLANISHEN



Fidlas Road

Total Area: 176.1 m² ... 1895 ft² (excluding carport)

All measurements are approximate and for display purposes only



This is a beautiful house in the heart of Llanishen. Every single detail has been carefully considered... even down to the bricks used for the fireplace in the kitchen. There is plenty of space for a caravan on the drive, stored safely behind the gates. There is scope to extend the property further should you wish. It has been beautifully looked after for the duration of ownership, with a lot of love, care and attention given to the detail. It really is a home not to be missed. Call the office and book your viewing today!

Comments by - Mr Ollie Vincent



FIDLAS ROAD

LLANISHEN, CF14 5LZ - ASKING PRICE - £650,000



3 Bedroom(s)



2 Bathroom(s)



1895.00 sq ft

Set back on the picturesque Fidas Road in Cardiff, Jeffrey Ross is pleased to present this delightful three-bedroom detached property. This beautiful family home has been lovingly curated and looked after throughout ownership. Every detail has been carefully considered. From the choice of bricks for the block paving driveway to the specific planting used around the property.

As you approach you are welcomed by the beautifully established garden, complete with a charming mix of plants, trees, and shrubs, including a lovely wisteria that greets you at the front door. Walk through the large porch, into the light and airy hallway, past the piano, and the home office and into a well-appointed living room, complete with a log-burning fire, perfect for cosy evenings. The round dining area, surrounded by windows, allows natural light to flood in, creating a warm and inviting atmosphere.

The recently refurbished kitchen is modern and functional, with integrated dishwasher and Bosch double ovens, with French Doors that open out to the garden, where various seating areas await. The ground floor also includes a home office, separate shower room, a utility room, integrated garage and car port, ensuring practicality for everyday living.

Upstairs, the property boasts three double bedrooms, along with a generous linen cupboard and a family bathroom. Families will appreciate the excellent school catchment area, which includes both primary and secondary schools, making this home particularly appealing for those with children.

Local amenities are conveniently located just a short walk away. For those who enjoy the outdoors, the nearby Llanishen Reservoir provides a scenic setting for leisurely walks and recreational activities.

The property features a beautifully laid driveway with space for four vehicles, ensuring ample parking. This lovely home offers a huge amount of potential and can easily be extended further.

Call the office on 02920499680 and book your viewing today!

PROPERTY SPECIALIST

Mr Ollie Vincent
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Entrance Porch
0.30m.26.21m x 1.22m.22.25m (1.86 x 4.73)

Entrance Hall
0.61m.23.77m x 1.22m.22.25m (2.78 x 4.73)

Home Office
1.27m x 2.51m (4'2 x 8'3)

Living Room / Diner
5.00m x 4.11m (16'5 x 13'6)

Porch
2.01m x 1.42m (6'7 x 4'8)

Hallway
4.14m x 3.00m (13'7 x 9'10)

Kitchen / Breakfast Room
6.15m x 4.47m (20'2 x 14'8)

Store

Shower Room
2.01m x 1.85m (6'7 x 6'1)

Utility Room
2.03m x 2.87m (6'8 x 9'5)

Integrated Garage

Car Port
1.12m x 1.88m (3'8 x 6'02)

to the First Floor

Landing

Bedroom 1
3.28m x 2.95m (10'9 x 9'8)

Bedroom 2
3.18m x 3.25m (10'5 x 10'8)

Bedroom 3
3.89m x 2.62m (12'9 x 8'7)

Linen Cupboard

Bathroom
2.67m x 2.95m (8'9 x 9'8)

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

School Catchment
English medium primary catchment area is Coed Glas Primary School (year 2024-25)

English medium secondary catchment area is Llanishen High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Council Tax
BAND - G

Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





