

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FIDLAS ROAD
LLANISHEN

FIDLAS ROAD




LLANISHEN, CF14 5NA - £185,000

Nestled on Fidas Road in the vibrant city of Cardiff, this charming ground floor house offers a delightful living experience. With a generous area of 714 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

One of the standout features of this residence is the modern underfloor heating, ensuring warmth and comfort throughout the colder months. The property boasts a well-appointed bathroom, there is also a dedicated parking space.

Being chain free, this home presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new abode. The location is particularly appealing, as it is situated close to the amenities of Llanishen, offering a variety of shops, cafes, and recreational facilities just a stone's throw away.

This property is perfect for those who appreciate a blend of modern comforts and a convenient lifestyle. Whether you are looking to invest or find your next home, this house on Fidas Road is certainly worth considering.

 2 bedroom(s)  1 bathroom(s)  714.00 sq ft

HALL

W.C

BEDROOM TWO
2.48 x 2.86 (8'1" x 9'4")

BEDROOM ONE
3.19 x 3.35 (10'5" x 10'11")

BATHROOM
2.10 x 3.38 (6'10" x 11'1")

KITCHEN/LIVING ROOM
3.71 x 6.28 (12'2" x 20'7")

TAX BAND

F

LEASE DEATILS
113 Years remaining

GROUND RENT
£296

SERVICE CHARGE
£1800



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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

