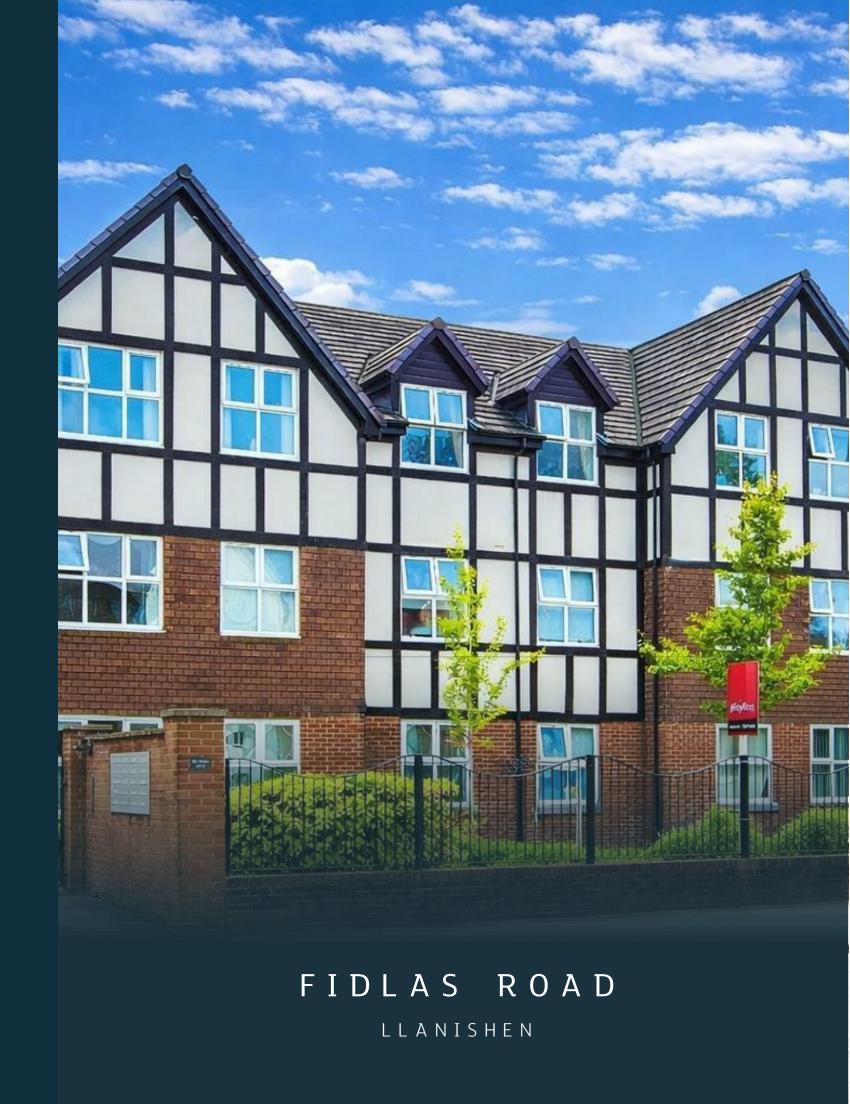
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



JeffreyRoss

## FIDLAS ROAD

## LLANISHEN, CF14 5NA - £185,000

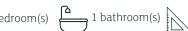
Nestled on Fidlas Road in the vibrant city of Cardiff, this charming ground floor house offers a delightful living experience. With a generous area of 714 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable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





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** 

## **LEASE DEATILS**

113 Years remaining

**GROUND RENT** £296

SERVICE CHARGE

£1800















Energy Efficiency Rating

Not energy efficient - higher running costs

**England & Wales** 

Current Potential

79 80

EU Directive 2002/91/EC



Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

All measurements are approximate and for display purposes only