

*Hern and Crabtree*

Fidlas Road

| | Cardiff | CF14 5LZ

# FIDLAS ROAD

Asking Price £300,000



## Private Garden

Private garden accessed from side path, timber frame storage shed, decking, stone chippings, mature trees and hedge.

## Additional Information

We have been advised by the vendor that the Tenure is Share of the Freehold.  
Council Tax band E.

This beautifully presented first floor maisonette is located within close range of Llanishen village with all the amenities and transport links that it has to offer and is offered to the market with no onward chain. Additionally the property is in catchment for both English and Welsh schools and Llanishen reservoir is nearby.

Accommodation briefly comprises of an entrance, stairs to the first floor, hallway, open plan kitchen/ living room, utility room and two bedrooms, one with an en-suite shower room. The property further benefits from a private rear garden and off street parking.

Viewings of this great property are a must, contact the Heath branch to enquire.

## Entrance Hall

Entered via a double glazed PVC door, matching windows to front, built-in storage cupboard, radiator, room for coats and shoes, stairs lead up to the first floor with wooden handrail.

## Landing

Loft access hatch, radiator, double glazed window to the front. Door lead through to:

## Living Room / Kitchen

22'8 max x 12'4 max

Two sets of double glazed French doors with a Juliette balcony and wrought iron railings. Built in gas contemporary fireplace, radiator, built in storage cupboard housing a gas combination boiler. Open plan to the kitchen.

## Kitchen

9'1 max x 9'10 max to breakfast bar  
Open plan from living room.

Kitchen has a range of wall and base units with a stone composite worktop, integrated stainless steel sink with swan neck mixer tap. Integrated 'Neff' oven and induction hob and cooker hood over. Tiled splash back, 'neff' dishwasher, integrated base fridge and freezer. Karndean flooring in the kitchen area.

## Utility Room

6'2 x 6'1

Double glazed window to the front, wall and base units. Integrated washer dryer, tiled splash backs, stainless steel sink with mixer tap. Matching worktops and flooring. Radiator, extractor fan.

## Bedroom One

10'10 max x 12'8 max

Double glazed window to the rear, radiator, built in double wardrobe, door to en-suite.

## En-suite

4'11 max x 5'1 max  
En-suite shower room with corner shower, spa jets, raindrop shower head and separate mixer. WC, wash hand basin, mirrored vanity cupboard, radiator, extractor fan and spot lights. Karden flooring.

## Bedroom Two

11'5 max x 12'1 max

Double glazed PVC sash window to the front, radiator.

## Bathroom

6'4 max x 6'5 max  
Double glazed obscured window to the side, bath, WC, wash hand basin, light up shaver mirror, radiator, kardean flooring, part tiled wall, extractor fan.

## Outside

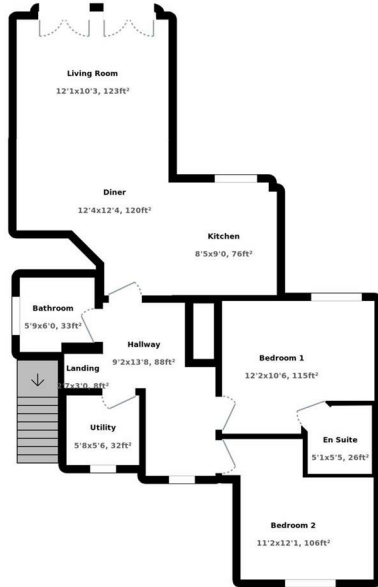
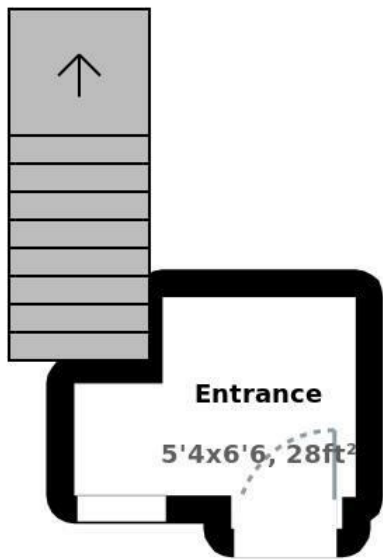
## Front

off street parking (as subject on title plan for one car)  
Please contact the office for more information.



Call Hern & Crabtree to arrange a viewing on 02920 620 202

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>76</b>	<b>76</b>
EU Directive 2002/91/EC		



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<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.