



## Cedar Court Fidlas offers over £80,000

- COUNCIL TAX - BAND E
- ONE DOUBLE BEDROOM
- SECOND FLOOR RETIRMENT APARTMENT
- HOUSE MANAGER/LIFT/LAUNDRY ROOM
- NO CHAIN/ELECTRIC CHARGER POINT
- EPC Rating: C







## About the property

A modern purpose built one double bedroom second floor retirement apartment offering vacant possession and situated within walking distance of Llanishen village, train station and bus stop. The property has a laundry room, lift and house manager.

## Accommodation

### Entrance Hall

Accessed via wooden panelled front door, loft access, walk-in shelved storage cupboard, wall mounted security entry phone/house manager alarm, coved and textured ceiling.

### Lounge

17' 8" x 11' 1" ( 5.38m x 3.38m )

Double glazed window, telephone point, television point, fitted storage, house manager alarm, wall mounted electric heater, coved and plastered ceiling.

### Kitchen





8' 11" x 5' 8" ( 2.72m x 1.73m )

Double glazed window, fitted with a range of wall and base units with worktops incorporating a stainless steel sink unit with drainer, fitted electric cooker hood, inset electric oven and hob, vinyl flooring, textured ceiling.

## Shower Room

Double shower cubicle with seat and electric shower, low level w.c/bio bidet, vanity unit with inset wash hand basin and storage, vanity mirror, light and shaver point, wall mounted electric heater, fitted carpet, coved and textured ceiling.

## Bedroom

15' 7" x 8' 8" ( 4.75m x 2.64m )

Upvc double glazed window, fitted wardrobes to one wall, telephone point, wall mounted electric heater, coved and textured ceiling.

## Note

There is a communal laundry room, foyer, lift and house manager. Residents must be 55 years or over and not be in full time employment. Superb landscaped communal gardens with seating areas, electric charger point and communal parking.

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## Floorplan



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