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41 Fidlas Avenue, Cyncoed, Cardiff, CF14 0NY

£599,950

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A large double fronted four-bedroom semi-detached house, built circa 1930, providing 1651 square feet, the front inset with a two-storey bay, all beneath a modern pitched slate roof.

This impressive family home fronts quiet and tree lined Fidlax Avenue, a private residential road away from busy passing traffic and just 2 minutes' walk to Rhydypenau Junior School with Cardiff High Catchment. The property was greatly extended in 2011, including a two-storey side extension and a loft conversion completed with building regulation approval.

The well designed and versatile living space has been modernised to include a stylish modern open plan Kitchen and Breakfast Room 16' 2" x 19' max, which leads into a separate Sitting Room (11' 8" x 12' 3"), inset with a contemporary Morso 2015 log burner. PVC double glazed French doors with side screen windows open on to and overlooking the enclosed and sizeable level rear gardens, whilst of the charming hall of character is a front lounge, a study-home office, and a versatile utility room-garage store area.

There are three double bedrooms on the first floor and two bathrooms, one being ensuite, and a four double sized bedroom is approached from a bright and well-designed custom-made staircase.

Outside there is a two-car wide private drive, and the rear gardens of a special feature being a very good size, level and secluded. The property benefits gas heating with panel radiators, and a Worcester boiler with a unvented system.

The windows have been replaced with PVC double glazed units, and throughout part of the ground floor are charming wood block floors.

A truly space family home with excellent school catchment. Must be seen!

Within walking distance are both Heath High level and Heath Low level Railway Stations, enabling fast and economic travel to both queen Street and Cardiff Central. Also close by are Llanishen & Lisvane Reservoirs, Roath Park Lake, and the Heath Hospital.

Further local amenities within walking distance include Cardiff High School, Heath Park and the Rhydypenau Crossroads shopping centre with its local cafe's, The popular Villaggio Italian Restaurant, local Dentist surgeries and local hairdressers. Also with walking distance is Llanishen Village.

Ground Floor

Entrance Porch

Approached via PVC double glazed front entrance doors.

Entrance Hall

Hallway of character, approached via an original part panelled stained glass leaded front entrance door with matching side screen windows leading into a central hall with a wide carpeted spindle balustrade single flight staircase with useful under stair storage cupboard, charming wood block flooring, high coved ceiling, picture rail, double radiator.

Front Lounge

12' 8" x 12' 3" (3.86m x 3.73m) Approached independently from the entrance hall via a traditional style part panelled door, leading to a relaxing main lounge inset with a wide splayed bay with replacement PVC double glazed windows with outlooks on to the quiet frontage road, charming wood block flooring, open fireplace with tiled hearth, two alcoves, high coved ceiling with picture rail, double radiator.





Kitchen And Breakfast Room

16' 2" x 19' maximum (4.93m x 5.79m maximum) L shaped and well fitted with a full range of panel fronted floor and eye level units with slim line handles and laminate worktops incorporating a stainless steel sink with mixer taps, and chrome drainer, integrated Neff four ring induction hob with a glass splashback, canopy style extractor hood, integrated Bosch fan assisted electric oven, integrated Neff dishwasher, integrated fridge, integrated Miele washing machine, integrated Bosch tumble dryer. Tiled flooring throughout, ample space for a breakfast table and six chairs, two double radiators, high atrium style ceiling with velux double glazed window and multiple spotlights, PVC clear glass double glazed window with a pleasing rear garden outlook, further white PVC double glazed French doors with side screen windows opening on to and overlooking the enclosed and sizeable level rear gardens.

Sitting Room

11' 8" x 12' 3" (3.56m x 3.73m) Open plan from the kitchen/breakfast room, inset with a contemporary cast iron log burner with tiled hearth, charming wood block flooring, two wide alcoves, high coved ceiling with picture rail, vertical radiator.

Study / Home Office

14' 10" x 6' 5" (4.52m x 1.96m) Independently approached from the entrance hall via a traditional style panel door with brass door furniture. This versatile room is equipped with a French door double glazed in PVC with a matching side screen window that opens on to and overlooks the rear gardens, fully tiled floor, ceiling with spotlights, velux double glazed window with blackout blind and a radiator.



Downstairs Cloakroom

Modern white Roca suite with retro tiled walls, continuous tiled floor, approached independently from the entrance hall via a traditional style panel door, ceiling with spotlights, air ventilator.

Storage Room / Utility

9' 4" x 6' 5" (2.84m x 1.96m) Independently approached from the entrance hall via a traditional style panel door leading to a very useful room currently housing the unvented hot water cylinder together with a Worcester gas boiler and the electric consumer unit. The flooring is tiled, and it is approached via a roller door from the front and a traditional style door from the hall.

First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase leading to a half landing and a spindle balustrade main landing, radiator, ceiling with spotlights, hard wired smoke detector.

Master Bedroom One

12' 3" x 11' 8" (3.73m x 3.56m) Independently approached from the landing via a traditional style panel door leading to a double size bedroom with engineered oak floor, two wide alcoves, ceiling with spotlights, radiator and a clear glass PVC double glazed window with a pleasing rear garden outlook.



Ensuite Shower Room

Modern quality Roca white suite with limestone tiled walls and floor, comprising shaped corner shower with chrome shower unit and clear glass shaped shower door and screen, slim line W.C., wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity cupboard with drawers with high gloss fronts and slim line handles. Obscure glass PVC double glazed window to rear, ceiling with spotlights, air ventilator, stylish vertical radiator.

Bedroom Two

12' 2" x 12' 8" (3.71m x 3.86m) Independently approached from the landing via a traditional and original panel door leading to a double size bedroom with engineered oak floor, wide splayed bay with replacement PVC double glazed windows with outlooks on to the tree lined frontage road, radiator, two alcoves, ceiling with spotlights, hard wired smoke detector.

Bedroom Three

13' 5" x 8' 10" maximum (4.09m x 2.69m maximum) Independently approached from the landing via a traditional and original panel door, engineered oak flooring, PVC double glazed window with outlooks on to the quiet tree lined frontage road, further PVC double glazed tilt and turn window to front, radiator. A good size third bedroom.



Family Bathroom

Stylish and contemporary white Roca suite with limestone tiled walls and floor comprising panel bath with chrome mixer taps and chrome mixer shower fitment with rail and curtain over, pop-up waste, slim line W.C., wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, stylish vertical towel rail/radiator, obscure glass PVC double glazed window to rear. Approached independently from the landing via a traditional style panel door.

Second Floor Landing

Approached via a custom-made returning spindle balustrade carpeted staircase, velux double glazed window, ceiling with spotlights.

Bedroom Four

15' 1" x 12' 3" (4.60m x 3.73m) Independently approached via an oak contemporary door leading to a fourth double size bedroom with engineered oak flooring, ceilings with spotlights, velux double glazed window to front roof pitch, apex style PVC double glazed shaped window with tilt and turn facility with elevated outlooks across the rear gardens and across the surrounding area. Access to useful eaves space storage space, double radiator. This is a fourth bedroom with full building regulation approval.



Outside

Front Entrance Drive

Block paved providing off road parking for two vehicles approached via a dropped kerb and a wide entrance with two brick pillars and low brick-built boundary walls.

Rear Garden

A special feature fro the property are the large and private totally level rear gardens chiefly laid to lawn beyond a paved sun terrace afforded privacy and security by a combination of brick-built boundary walls and timber panel fencing.

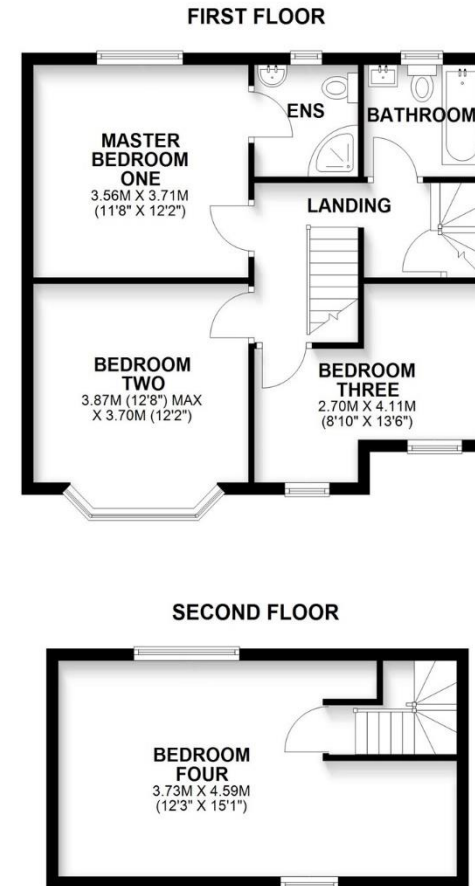
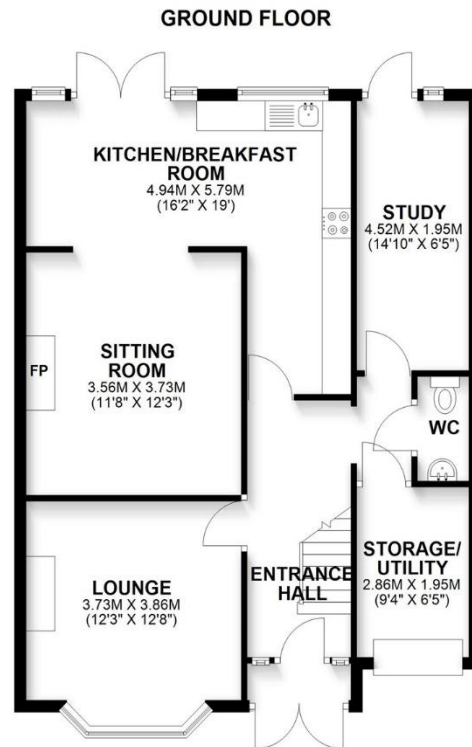






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