David Ricketts



FIRST FLOOR FLAT · TWO BEDROOMS

110 Fidlas Road

CARDIFF

BAY-FRONTED
LIVING & DINING ROOM

APPROX. 999-YEAR LEASE
NO GROUND RENT

668 SQ FT
62.1 SQ M APPROX.

ARRANGE A VIEWING
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WELCOME

A beautifully presented first-floor flat on *Fidlas Road*

David Ricketts are pleased to offer for sale this beautifully presented two-bedroom first-floor flat, situated on Fidlas Road, Cardiff.

The accommodation comprises a spacious landing with decorative wall panelling, a bright bay-fronted living and dining room, a modern fitted kitchen, two bedrooms and a stylish bathroom. High ceilings, original cornicing and fitted blinds add to the character of the space.

Both bedrooms are well presented, with the principal bedroom featuring decorative wall panelling.

Further benefits include gas central heating with a Hive smart heating system, a boarded loft providing useful additional storage space and a front patio garden. The property is offered with an approximately 999-year lease, with no ground rent or management charges payable.

2	1	668	999
BEDROOMS	BATHROOM	SQ FT · 62.1 SQ M	YEAR LEASE APPROX.

KEY FEATURES

Everything you need, *beautifully* placed

01 Approximately 999-year lease

02 Spacious bay-fronted living and dining room

03 No ground rent or management charges

04 Hive smart heating system and gas boiler

05 Front patio garden

06 Walking distance to Llanishen Village and Roath Park Lake

07 Convenient for Rhydypenau Primary School and Cardiff High School



ENTRANCE HALL



LANDING WITH DECORATIVE PANELLING



LIVING & DINING

Light, space and *character*

The living and dining room is a particularly attractive feature of the property, with large bay windows allowing plenty of natural light into the room.

High ceilings, original cornicing and fitted blinds add to the character of the space, while providing ample room for both living and dining areas.

LIVING ROOM

14'8" × 14'2"

4.47M × 4.32M





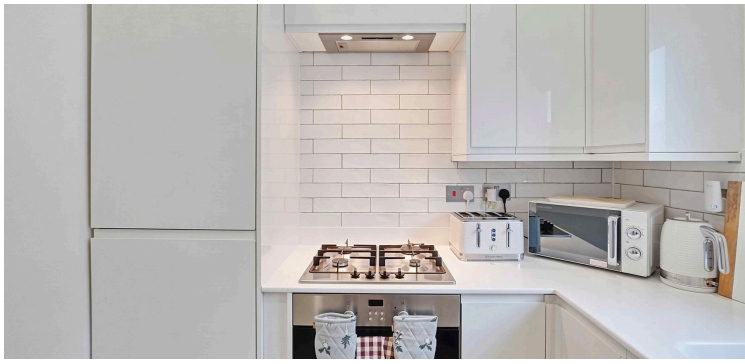




THE KITCHEN

7'8" × 7'6" · 2.33M × 2.29M

The kitchen is fitted with a range of white gloss units, complementary worktops, tiled splashbacks, an integrated oven and gas hob.





THE BATHROOM

Finished to a *high* standard

7'6" × 7'3" · 2.29M × 2.21M

A modern white suite, herringbone wall tiling, marble-effect finishes, underfloor heating and built-in Bluetooth speakers.

THE BEDROOMS

Calm, panelled and *well presented*

Both bedrooms are well presented, with the principal bedroom featuring decorative wall panelling.

BEDROOM 1 10'10" × 10'10" · 3.30M × 3.29M
BEDROOM 2 12'2" × 8'3" · 3.71M × 2.52M









THE LOCATION

Established, convenient and *green*

Fidlas Road is a convenient and well-established residential location in Cardiff, offering easy access to a wide range of local amenities, independent shops, cafés and green spaces.

The area is well served by local schools, with the property understood to fall within the Cardiff High School catchment area, subject to confirmation. Regular bus services provide easy access into Cardiff city centre, making the location particularly convenient for commuters.

Llanishen Village

Local shops, cafés and everyday amenities, including the popular Ostuni Bakery.

Roath Park Lake

A lovely setting for walks and outdoor activities, within walking distance.

Lisvane & Llanishen Reservoirs

Walking, watersports and leisure close by.

Schools

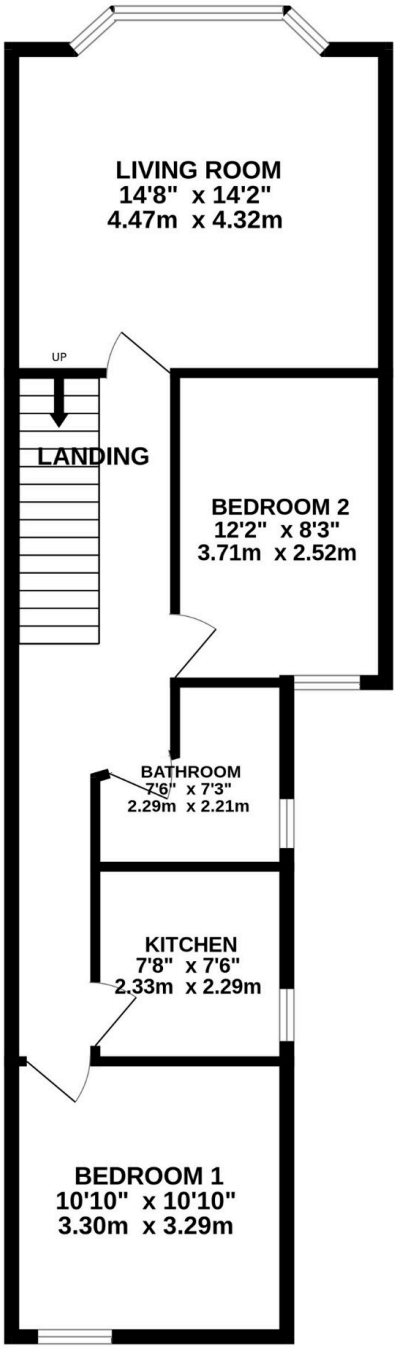
Rhydypenau Primary School and Cardiff High School.

Commuting

Regular bus services into Cardiff city centre.

FLOOR PLAN

First floor



Living room	14'8" × 14'2" 4.47m × 4.32m
Bedroom 1	10'10" × 10'10" 3.30m × 3.29m
Bedroom 2	12'2" × 8'3" 3.71m × 2.52m
Kitchen	7'8" × 7'6" 2.33m × 2.29m
Bathroom	7'6" × 7'3" 2.29m × 2.21m
Landing	—

668 sq ft

62.1 SQ M · TOTAL FLOOR AREA (APPROX.)

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Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested. These particulars are for guidance only and do not form part of any contract. Floor plan produced with Metropix.