

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FIDLAS ROAD  
LLANISHEN





#### HALLWAY

#### STORAGE

#### W/C

1.22m x 1.22m (4 x 4)

#### BEDROOM 1

2.64m x 3.35m (8'8 x 11'0)

#### BATHROOM

1.96m x 2.34m (6'5 x 7'8)

#### BEDROOM 2 / STUDY

2.26m x 3.84m (7'5 x 12'7)

#### STORAGE

#### LIVING ROOM (OPEN PLAN)

3.38m x 4.88m (11'1 x 16'0)

#### KITCHEN (OPEN PLAN)

2.41m x 1.91m (7'11 x 6'3)

#### TENURE

We are informed by the owner that the property is Leasehold.

#### COUNCIL TAX

Band E

#### SCHOOL CATCHMENT

My English medium primary catchment area is  
Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is  
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### ADDITIONAL INFORMATION

SERVICE CHARGE = yearly service charge payable 6 monthly.  
already paid up to 24th march 2025  
£1383.58

#### GROUND RENT

£









## FIDLAS ROAD

LLANISHEN, CF14 5NA - £195,000

 2 Bedroom(s)  1 Bathroom(s)  641.00 sq ft

Nestled on Fidas Road in the vibrant area of Cardiff, this charming ground floor house offers a delightful living experience. Spanning an impressive 641 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The property is sold as chain free, excellent for a smoother and quicker sale.

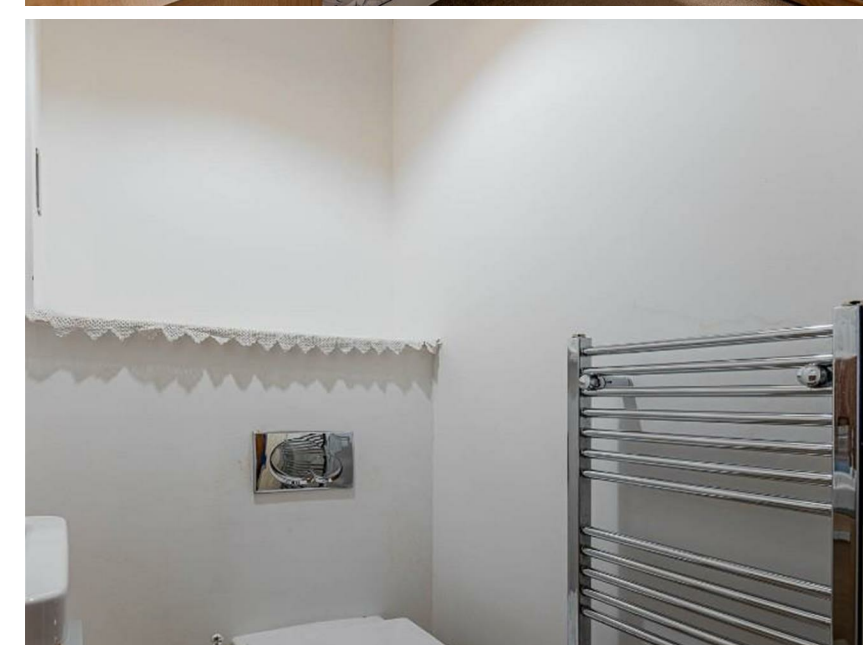
The location is particularly appealing, as it is just a stone's throw away from Llanishen station and the village, where you can enjoy a variety of local amenities, shops, and eateries. The area is well-connected, providing easy access to public transport and major roadways, ensuring that you are never far from the heart of Cardiff or the surrounding countryside.

The ground floor setting not only offers ease of access but also creates a welcoming atmosphere, with under floor heating, perfect for entertaining guests or enjoying quiet evenings at home. Another great feature of the property is the convenience of gated parking.

This property presents a wonderful opportunity for those looking to settle in the sought-after Llanishen village, combining comfort, convenience, and a sense of community. Whether you are a first-time buyer or seeking a rental investment, this ground floor apartment, on Fidas Road is sure to impress. Do not miss the chance to make this lovely property your own. Call 02920 499680 and book your viewing today!

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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029 20499680 extensi  
Senior valuer







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Llanishen, CF14 5NA

Total Area: 59.6 m² ... 641 ft²

All measurements are approximate and for display purposes only

