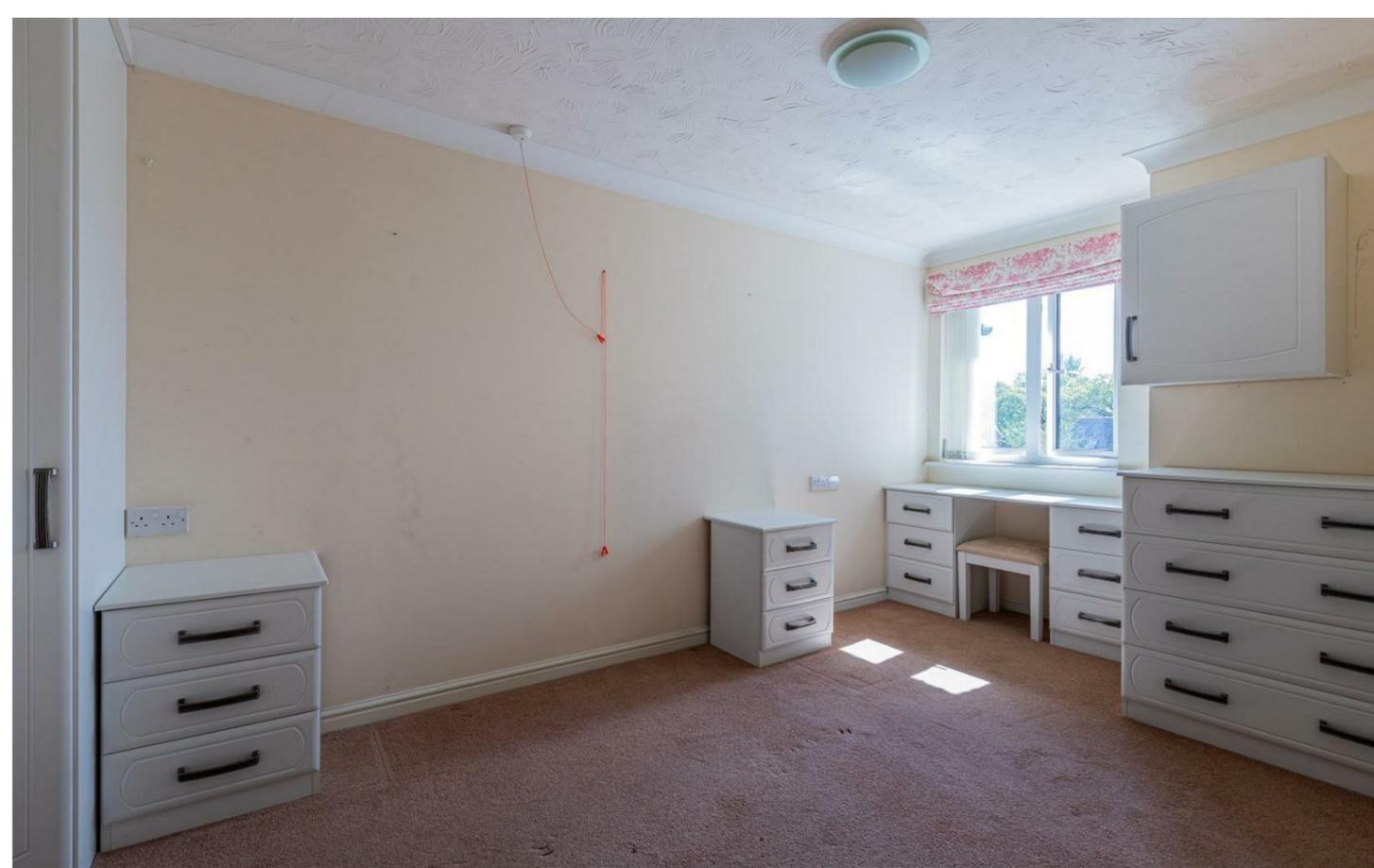


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FIDLAS ROAD  
LLANISHEN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### HALLWAY

#### BATHROOM

1.70m x 2.08m (5'7 x 6'10)

#### LIVING ROOM

2.69m x 5.38m (8'10 x 17'8)

#### KITCHEN

1.73m x 2.67m (5'8 x 8'9)

#### BEDROOM

2.72m x 5.36m (8'11 x 17'7)

#### STORAGE / WATER TANK

#### TENURE

we are informed by our client that the property is leasehold, this is to be confirmed by your legal advisor.

#### GARDEN

communal gardens  
beautifully maintained  
fountain

#### SCHOOL CATCHMENT

For the grandchildren.

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

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

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

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

#### COUNCIL TAX

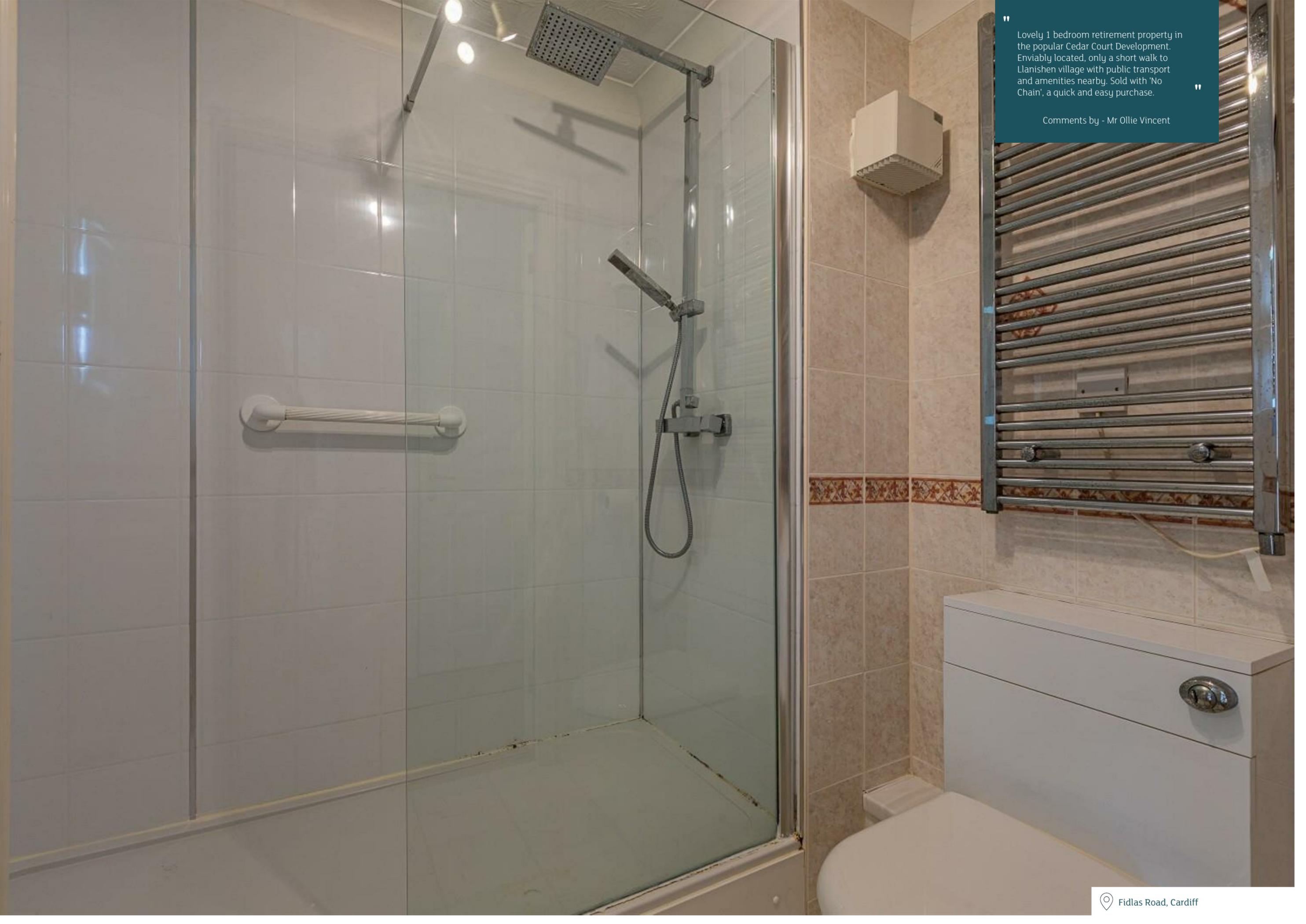
Band E

#### LEASE DETAILS

125 year Lease  
102 years remaining  
24/07/2003 - 01/12/2127  
125 Years From 1 December 2002

Ground Rent - £182.50 half yearly

Service Charge - £1639.88 half yearly



“  
Lovely 1 bedroom retirement property in the popular Cedar Court Development. Enviably located, only a short walk to Llanishen village with public transport and amenities nearby. Sold with 'No Chain', a quick and easy purchase.  
”

Comments by - Mr Ollie Vincent



## FIDAS ROAD

LLANISHEN, CF14 5NB - £110,000

 1 bedrooms  1 bathroom(s)  474.00 sq ft

Nestled in the heart of Llanishen village, this charming one-bedroom 2nd floor flat on Fidas Road is a delightful find. Offered for sale with no chain, this property is part of a sought-after retirement development, perfect for those looking for a peaceful and convenient lifestyle.

The open plan living and dining room is spacious and leads to a well-fitted kitchen. The bathroom is fitted with a walk in shower for ease of access. The double bedroom boasts built-in wardrobes, providing ample storage space.

Residents of this development have the added luxury of a communal lounge and beautifully maintained gardens, perfect for enjoying a cup of tea outdoors. With lifts servicing each floor, accessibility is made easy for all. The property is conveniently located near local shops, amenities, and excellent transport links, ensuring you are always well-connected to the surrounding areas.

For those who enjoy social activities, there are weekly coffee mornings and monthly wine and sherry evenings to look forward to. The development also offers non-resident management staff and a Careline alarm service for added peace of mind.

This flat offers a comfortable and secure environment for residents aged 60 and above. Don't miss the opportunity to make this lovely flat your new home. Contact Jeffrey Ross today to arrange a viewing.

### PROPERTY SPECIALIST

**Mr Ollie Vincent**

[ollie.vincent@jeffreyross.co.uk](mailto:ollie.vincent@jeffreyross.co.uk)

029 20499680 extensi

Senior valuer



Cedar Court

Total Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>

All measurements are approximate and for display purposes only

