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CARDIFF

VALE

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BRISTOL

*Fidlas Road*





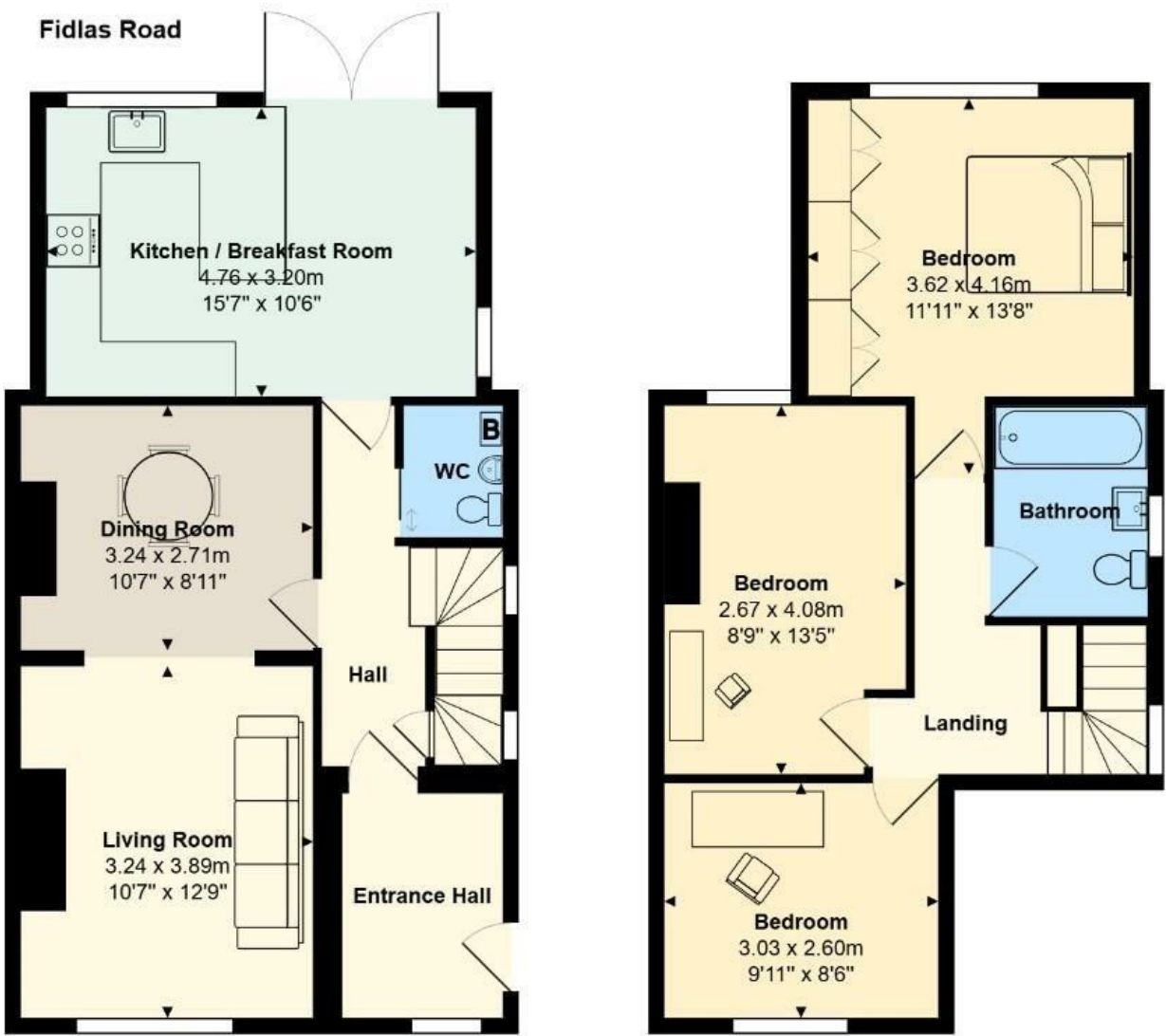


Comments by Abigail Bright



**Property Specialist**  
**Abigail Bright**  
Lettings Negotiator

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Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner








# Fidlas Road

, Cardiff, CF14 5LZ

Offers In Excess Of  
**£450,000**

 3 Bedroom(s)  1 Bathroom(s)  1334.74 sq ft



Contact our  
***Llanishen Branch***  
02920 499680

Located on the sought-after Fidlas Road in Llanishen, this spacious three-bedroom semi-detached home offers versatile accommodation and generous outdoor space.

The property is entered through a welcoming porch which provides a seating area and useful storage before leading into the main hallway. From here, the ground floor opens into a bright and spacious living and dining room, featuring built-in storage. A separate kitchen includes a dining area and breakfast bar, creating a practical and sociable heart of the home.

Additional ground floor benefits include a downstairs WC with small utility space, along with a handy under-stairs storage cupboard. Upstairs, the first floor comprises three well-sized double bedrooms and a family bathroom.

Externally, the property benefits from a driveway with an electric vehicle charging point, a front garden, and a spacious rear garden ideal for outdoor use, along with convenient side access.

Well positioned for local amenities, schools, and transport links, this attractive home combines space, functionality, and a desirable Llanishen location.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 