



FIDLAS ROAD





FIDLAS ROAD

, CF14 5NA - OFFERS OVER £190,000



2 bedroom(s)



1 bathroom(s)



714.00 sq ft

Nestled on Fidas Road in the vibrant city of Cardiff, this charming ground floor house offers a delightful living experience. With a generous area of 714 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

One of the standout features of this residence is the modern underfloor heating, ensuring warmth and comfort throughout the colder months. The property boasts a well-appointed bathroom, providing convenience and privacy for its occupants.

Being chain free, this home presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new abode. The location is particularly appealing, as it is situated close to the amenities of Llanishen, offering a variety of shops, cafes, and recreational facilities just a stone's throw away.

This property is perfect for those who appreciate a blend of modern comforts and a convenient lifestyle. Whether you are looking to invest or find your next home, this house on Fidas Road is certainly worth considering.

PROPERTY SPECIALIST


Mr Max Tustin

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Sales Negotiator





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC  | | |

HALL

W.C

BEDROOM TWO

2.48 x 2.86 (8'1" x 9'4")

BEDROOM ONE

3.19 x 3.35 (10'5" x 10'11")

BATHROOM

2.10 x 3.38 (6'10" x 11'1")

KITCHEN/LIVING ROOM

3.71 x 6.28 (12'2" x 20'7")

TAX BAND

F

LEASE DEATILS

377 Years remaining

GROUND RENT

£296

SERVICE CHARGE

£1800

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Comments by Mr Max Tustin

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5 Rhydes Court



Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross