

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Fidlas Road*



A beautifully presented family home in the Cardiff High Catchment area.

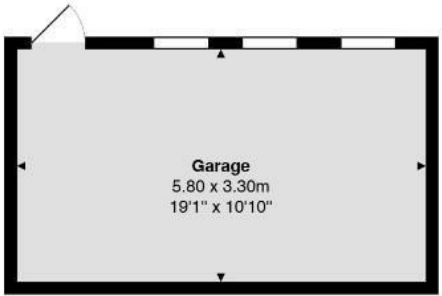
Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
Valuer

nadia@jeffreygross.co.uk

Fidlas Road



Total Area: 120.5 m² ... 1297 ft² (excluding garage)

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Fidlas Road

, Cardiff, CF14 ONE

Offers Over

£450,000



3 Bedroom(s)



1 Bathroom(s)



1297.00 sq ft



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

Nestled on Fidlas Road in the vibrant city of Cardiff, this charming end terrace house offers a delightful blend of space and comfort. With a generous 1,297 square feet of living area, the property features three spacious bedrooms, perfect for families or those seeking extra room for guests or a home office.

The property boasts two reception rooms, providing ample space for family gatherings or quiet evenings in. Additionally, the convenience of a downstairs toilet enhances the practicality of the home.

Situated within the highly regarded Cardiff High Catchment area, this property is ideal for families looking to benefit from excellent local schools. The surrounding neighbourhood offers a friendly community feel, with easy access to local amenities, parks, and transport links, making it a perfect location for both work and leisure.

This end terrace house is not just a home; it is a wonderful opportunity to enjoy comfortable living in a sought-after area of Cardiff. Whether you are a first-time buyer or looking to settle down in a family-friendly environment, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



|                                                    |                                                                         |
|----------------------------------------------------|-------------------------------------------------------------------------|
| Hall                                               | Garage 19'0" x 10'9" (5.80 x 3.30)                                      |
| Living Room 11'4" x 14'4" (3.47 x 4.37)            | Tenure                                                                  |
| Dining Room 11'4" x 14'11" (3.47 x 4.55)           | Freehold, but this is to be verified by your solicitor.                 |
| Pantry                                             | EPC                                                                     |
| W/C                                                | C                                                                       |
| Utility Room                                       | Council Tax                                                             |
| Kitchen/Breakfast Room 13'3" x 20'8" (4.06 x 6.30) | F                                                                       |
| Landing                                            | School Catchment                                                        |
| Master Bedroom 14'6" x 14'4" (4.43 x 4.37)         | My English medium primary catchment area is Rhydypenau Primary School   |
| Bedroom Two 8'8" x 14'0" (2.65 x 4.28)             | My English medium secondary catchment area is Cardiff High School       |
| Bedroom Three 9'11" x 8'1" (3.04 x 2.47)           | My Welsh medium primary catchment area is Ysgol Y Wern                  |
| Bathroom                                           | My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf |





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

