

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management
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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



12 RHYDES COURT, 199 – 201 FIDLAS ROAD, LLANISHEN, CARDIFF CF14 5NA

Large, Top Floor, One Bedroom Flat in an attractive, well-regarded, purpose-built block, within easy reach of local facilities at Llanishen Village, including banks, post office and a useful range of shops. Ample recreational facilities are close by with open space at Cefn Onn Park and Llanishen Leisure Centre also within easy reach. Cardiff City Centre, approximately three miles distant can be readily accessed by rail from Llanishen Station or the station at Heol Cefn Onn and there are bus routes on Fidas Road.

The property, a One Bedroom, Top Floor Flat is well-proportioned appointed with a fully fitted kitchen and four-piece bathroom suite, has the benefit of under-floor heating and double glazing and briefly comprises:

Hall with attractive timber doors to all rooms and laminated floor, Large Lounge, Fitted Kitchen, Good Size, Double Bedroom with ample wardrobe space, Bathroom with four piece suite. Ample parking and the flats are set in their own maintained grounds with a secure entry system.

VIEWING BY APPOINTMENT NO CHAIN

PRICE GUIDE: £164,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

Outer Front Door to –

HALL: Laminated floor, timber doors off to all rooms, coat rack recess, built-in cupboard with hot water tank, switches and controls for the underfloor heating system, video entry system, three inset ceiling lights and smoke alarm.

MAIN LOUNGE: (17'10 x 10'11) Double glazed uPVC Window to front with fitted roller blind and two pendant lights.

KITCHEN: (8'11 x 8'0) Range of fitted units comprising, cupboards, drawers and work surfaces, built-in one and half bowl sink unit, built-in four ring electric hob with oven under, built-in dish washer, built-in fridge/freezer, overhead extractor above cooker, inset ceiling lights, heat alarm and tiled floor.

BEDROOM ONE: (14'2 x 8'11) Built-in wardrobe (2'3 x 6'7) with fitted shelf and hanging rail under, double glazed window to front and fitted light.

BATHROOM: Suite in white comprising large shower tray with Mains shower over, sliding door to shower, large bath with tiled panel, wash hand basin in its own vanity unit, low flush, close coupled w.c. fully tiled walls, fully tiled floor, towel rack style radiator, wall mounted mirror and set of inset ceiling lights.

EXTERIOR: Dedicated Parking Space, ample visitor parking, maintained gardens, driveway & remote operated gated entrance.

TENURE: We understand the tenure to be, Leasehold for 130 years from 2009 but you should have this checked by your own legal adviser.

SERVICE CHARGE: 2022 CHARGES were £647.13 payable 6 monthly in March and September.

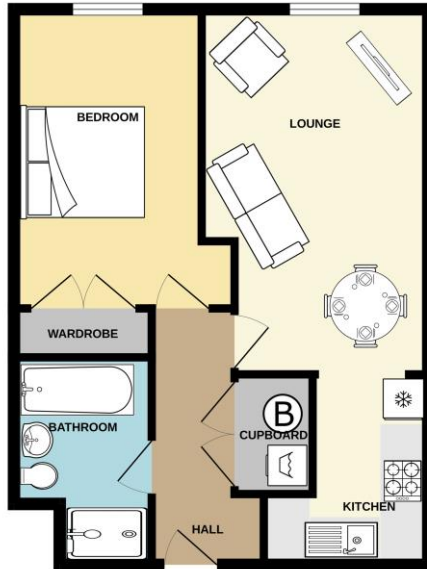
GROUND RENT: £149.28 per annum.

NB: There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and the responsibility is placed on any purchaser or occupier. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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