

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



31 FIDLAS ROAD, LLANISHEN, CARDIFF CF14 0LW

Large, Detached, Three Bedroom House situated in a convenient and pleasant position on Fidas Road close to local facilities at Rhydypenau Cross Roads and with further facilities at nearby Llanishen Village. Ample recreational space is also close by with Rhydypenau Park being a few minutes' walk and Roath Park with its lake and wild gardens is also within easy reach. Cardiff City Centre is approximately three miles and can be readily accessed by bus from Fidas Road itself or by rail from nearby Heath Halt – a short walk. Local schools include Rhydypenau Junior and the ever-popular Cardiff High.

The property, a detached, two storey, three bedroom, bay fronted house was traditionally built in the 1920s of brick with rough cast rendered elevations under a slated roof and has the benefit of gas central heating and some double glazing. The well-proportioned house which has many original features including picture rails, ornate cornicing and a fine fireplace would now benefit from some modernisation and up-grading. Briefly comprising:

Porch, Square Hall, Lounge, Dining Room, Fitted Kitchen. First Floor – Landing, Three Bedrooms, Bathroom and Separate w.c. Front Garden, Driveway, Garage, West Facing Rear Garden.

**TRADITIONAL LARGE THREE BEDROOM
DETACHED HOUSE**

**VIEWING BY APPOINTMENT
PRICE GUIDE: OFFERS AROUND £484,950**

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.

UPVC front door with stained and leaded glazed panel giving access to –

PORCH: Inner paned door to -

HALL: (10'9 x 10'8) Dogleg staircase to first floor, one radiator, uPVC frosted leaded window to the front, understairs cupboard with fuse board, radiator and frosted uPVC window to side, ornate ceiling light fitting and panelled doors to three rooms.

FRONT LOUNGE: (14'11 inc bay x 13'10) Bay window to front with double glazed uPVC windows, radiator under, pelmet above, marble hearth and surround with mantelpiece over, coving and cornicing.

REAR DINING ROOM: (13'10 x 13'11) Double uPVC window to rear, radiator under window, fitted venetian blind with curtain rail and pelmet above, reconstituted stone fireplace with gas fire, picture rail, coving and ceiling light fitting.

KITCHEN: (13'11 x 10'8) Double glazed uPVC window to side and rear, fitted blinds, double glazed uPVC door to exterior. Range of fitted units comprising cupboards, drawers and work surfaces, built-in sink unit with mixer tap, space for washing machine and fridge freezer, space for electric slot-in cooker, mock beam ceiling and two light fittings.

FIRST FLOOR

LANDING: With hand rail, newel post and one radiator, leaded and stained uPVC window to side. Built-in airing cupboard with sloping ceiling and hot water tank, radiator. W.c off. Lobby area, loft hatch and ceiling light.

SEPARATE W.C. With low flush suite, window to side and pendant light.

FRONT BEDROOM ONE: (14'10 inc bay x 13'11) Bay to front with double glazed uPVC windows, curtain rail and pelmet, bay radiator under, alcoves either side of chimney breast, picture rail and pendant light.

REAR BEDROOM TWO: (13'10 x 9'8) Double glazed uPVC window to rear, one radiator, picture rail and pendant light.

REAR BEDROOM THREE: (10'0 x 8'1) Window to rear, curtain rail and pelmet, one radiator, picture rail and pendant light.

BATHROOM: (7'4 x 6'11) Double glazed uPVC frosted window to side. Suite comprising panelled bath with shower attachment, wash hand basin, part-wall tiling, one radiator and ceiling light.

EXTERIOR

FRONT GARDEN: Mainly laid to lawn with mature plants and shrubs to surround. Driveway to –

GARAGE: (16'7 x 10'4) To side with up and over door, uPVC double glazed window to rear and uPVC half glazed door.

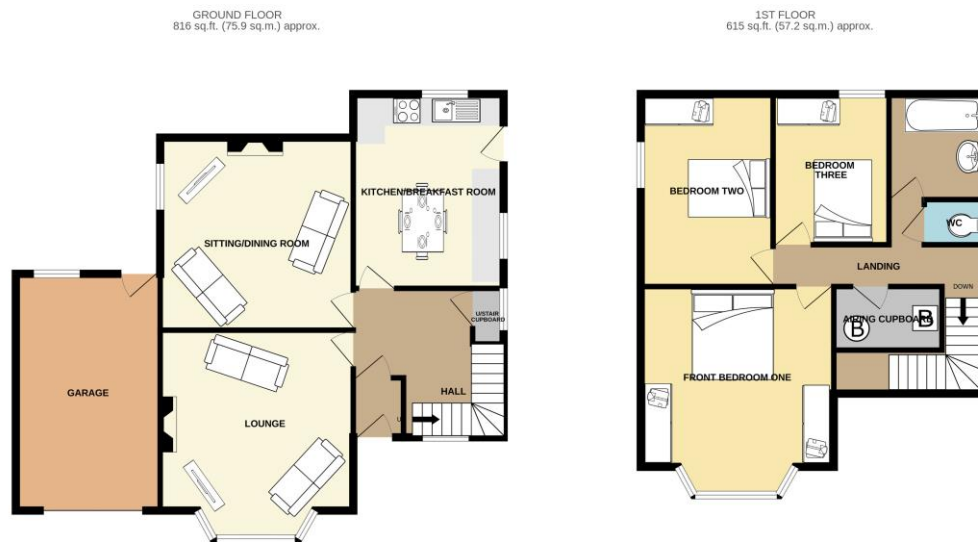
REAR GARDEN: Approximately 30' in length and approximately 50' wide with laid lawn and mature plants and shrubs to surround.

GARDEN STORES: First store - 6'7 x 9'0 with window to front and outside tap, brace and ledger door. Second store – 7'3 x 5'0.

TENURE: We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **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



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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