

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



4 MABERLY COURT, FIDLAS AVENUE, LLANISHEN, CARDIFF CF14 0PB

First Floor, Easily Maintained, Two Double Bedroom Maisonette situated in a popular and quiet cul-de-sac just off Fidlas Avenue within easy reach of local facilities at both Rhydypenau Cross Roads and Llanishen Village, being sited mid-way between the two. Ample recreation facilities are very close by at Rhydypenau Park with Roath Park with its lake and wild gardens being within a short walking distance. Cardiff City Centre is approximately four miles and be readily accessed by bus routes on Fidlas Road or by rail from either Heath Halt or Llanishen Station. Local schools include Rhydypenau Junior and the ever-popular Cardiff High.

The property, a first floor, two-bedroom maisonette is one of a block of four, built of brick with a tiled roof and as the benefit of uPVC double glazing and recently fitted, modern electric storage heaters. The blocks are set in their own grounds with maintained gardens to the front and a large car parking area to the rear. In other respects some modernisation and up-grading would be beneficial, but the property offers well proportioned, good size accommodation and briefly comprises:

Hall, Landing, Large Lounge, Kitchen, Two Double Bedrooms and Bathroom.

**LARGE TWO DOUBLE BEDROOM
FIRST FLOOR MAISONETTE**

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.

UPVC Double glazed door to ground floor hall and stairs.

GROUND FLOOR HALL: Stairs to first floor with handrails either side to –

LANDING: (6'8 x 7'0) Electric storage heater, loft hatch, sapele doors to all rooms and fitted light.

MAIN LOUNGE: (15'3 x 11'7) Double glazed uPVC window to front, curtain pole above, electric storage heater, marble hearth and surround with timber mantelpiece over and combined ceiling fan.

KITCHEN: (6'9 x 12'7) Double glazed uPVC window to front and rear. Range of fitted units comprising, built-in sink unit with mixer tap and fluorescent light.

BEDROOM ONE: (9'10 x 12'6) Double glazed uPVC window overlooking rear parking area, curtain pole above, one electric heater, built-in cupboard with fuse board and hanging rail and pendant light.

REAR BEDROOM TWO: (14' x 9') Double glazed uPVC window overlooking Ewenny Road, electric storage heater under, built-in cupboard.

BATHROOM: (9'9 x 4'8) Double glazed uPVC frosted window to rear. Suite comprising panelled bath, wash hand basin and low flush w.c. Wall mounted electric shower, wall mounted electric heater, towel rail, part wall tiling, fluorescent light fitting, bathroom cabinet and built-in airing cupboard with slatted shelving and hot water cylinder.

EPC: Rating D59

***TENURE:** We understand the tenure to be Leasehold, but you should have this checked by your own legal adviser. We understand there is an arrangement for a new 140 year lease on completion.*

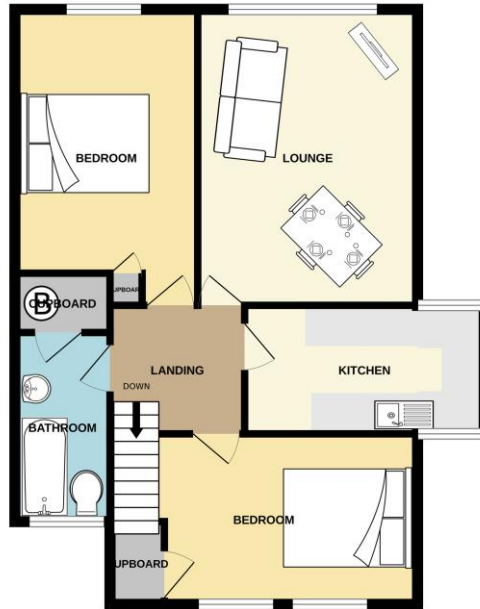
***GROUND RENT:** £35.00 per annum. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***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*

ENTRANCE FLOOR
18 SQ. FT. (1.71 SQ. M.)

1ST FLOOR
479 SQ. FT. (44.38 SQ. M.)



FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA: 711 sq ft. (66.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other thing 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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