

CROFTS DAVIES & CO

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



10 RHYDES COURT, 199-201 FIDLAS ROAD, LLANISHEN, **CARDIFF CF14 5NA**

Modern, Two Bedroom, First Floor Flat situated 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.

This particular flat, a first floor, two bedroom has the benefit of under floor heating, together with uPVC double glazing and has a well fitted kitchen, four-piece bathroom suite with a large walk-in shower, as well as a separate cloakroom and has been well maintained and briefly comprises:

Hall, Large Lounge, Kitchen off, Two Good Size Bedrooms, Ample storage space to Bedroom One, Separate Cloakroom, Bathroom with Large walk-in shower cabinet.

LARGE TWO BEDROOM FIRST FLOOR FLAT

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £207,500

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.

HALL: Six inset lights, mains smoke alarm. Attractive timber doors throughout. Off hall is built-in cupboard with Premier Plus hot water tank and space for a washing machine, extractor and fuse box.

CLOAKROOM: (5'8 x 3'6) Suite in white comprising low flush close coupled w.c. with concealed flush tank, wash hand basin with drawer under, towel rack style heater, ceiling light and extractor fan.

MAIN LOUNGE: (14'9 x 14'6) Two large double glazed uPVC windows to the rear with curtain poles above and fitted roller blinds, frosted window to side with fitted roller blind, two ceiling lights and opening out to -

KITCHEN: (6' x 10'8) Double glazed uPVC frosted window to side with fitted roller blind. Range of fitted units comprising, cupboards, drawers and work surfaces with a built-in sink unit, four ring electric hob with oven under, and extractor over, built-in fridge/freezer, built-in dishwasher with complimentary door, splash back to match work surfaces and four inset ceiling lights with extractor fan and heat alarm and tiled floor.

BEDROOM ONE: (11' x 10'5) Double glazed uPVC window to rear with fitted roller blind and curtain pole above. Built-in cupboard (3'5 x 6'7) with hanging rail and shelf, fitted light and two double doors.

BEDROOM TWO: (9'1 x 14'6) Two frosted windows to front and side and ceiling light.

BATHROOM: (10'9 x 6'6) Suite in white comprising: bath with tiled panel and mixer tap, wash hand basin with drawer under, low flush close coupled w.c. with concealed flush tank. Separate large shower cabinet with sliding door and Mains shower, heated towel rail, fully tiled walls, ceramic tiled floor, five inset ceiling lights and extractor fan.

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.

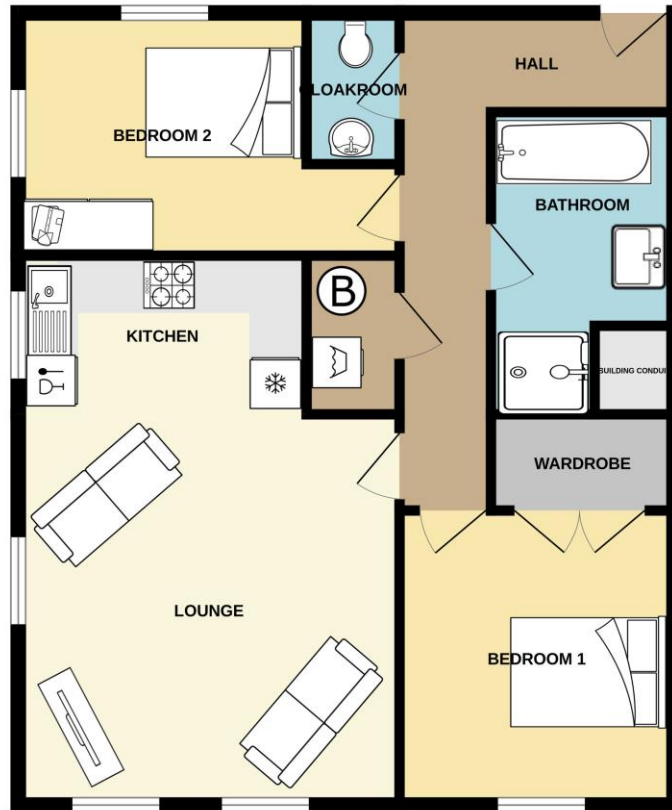
GROUND RENT: £149.28 per annum, but you should have this checked by your own legal adviser. NB: There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling 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



FIRST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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