

# *CROFTS DAVIES & CO*

*Estate Agency, Lettings and Property Management*

*Tel: 02920766755 Email: [property@croftsanddavies.co.uk](mailto:property@croftsanddavies.co.uk) [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)*

*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **27 CEDAR COURT, FIDLAS ROAD, LLANISHEN, CARDIFF CF14 5NB**

Large Well Appointed One Bedroom Top Floor Apartment in a Purpose-Built Retirement Block, built by McCarthy & Stone and set in its own grounds. Local facilities are within easy reach, Llanishen Village being a few minutes-walk away with a bank, post office, and a wide range of shops. Cardiff City Centre is approximately four miles distant and can be readily accessed by bus routes from Fidas Road or by rail from Llanishen Station at the top of Station Road.

The apartment has been well maintained, has the benefit of uPVC double glazing, together with Economy 7 electric heating and also with other facilities such as a residents lounge, guest suite, communal laundry room, onsite parking, there is a lift, visiting house manager and the flats have a link to a 24 hour emergency help line. The accommodation has been well maintained and briefly comprises: Hall, Large Lounge, Fitted Kitchen, Large Bedroom and a Bathroom with a walk-in shower.

**TOP FLOOR FLAT WITH OPEN VIEWS**

**VIEWING BY APPOINTMENT : NO CHAIN**

**PRICE GUIDE: £89,950**

**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

**HALLWAY: (6'7 x 3'4)** Cupboard off With slatted shelving and vented hot water cylinder and fitted light. Panelled doors to all rooms, Intercom system down to the front door and loft hatch.

**LOUNGE: (17'10 x 11'1)** Double glazed uPVC window to front overlooking Melbourne Road, fitted roller blind and curtain track above, one electric heater, slatted shelving and built-in corner cupboard with electric meter and consumer unit. Coving and two three spot ceiling light fittings, fold back double part glazed doors to the -

**KITCHEN: (8'11 x 5'9)** Double glazed uPVC window to front, fitted roller blind, range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit, fitted electric hob, extractor above hob, built-in oven, space for fridge/freezer and washing machine, part wall tiling, wall mounted electric heater, coving and three spot ceiling light fitting.

**BEDROOM ONE: (19'9 x 8'7)** Double glazed uPVC window to front with view overlooking Melbourne Road, fitted roller blind, curtain track above, electric heater, built-in wardrobes with fold back doors, coving and two ceiling lights.

**SHOWER ROOM: (6'9 x 5'5 )** Large walk-in shower cabinet with Mains shower and slide back doors, wash hand basin set in its own vanity unit with cupboards under, low flush close coupled w.c. wall mounted towel rack radiator, wall mounted heater, extractor fan, fully tiled walls, coving and ceiling light fitting.

## **EXTERIOR**

**MAINTAINED COMMUNAL GARDENS:**

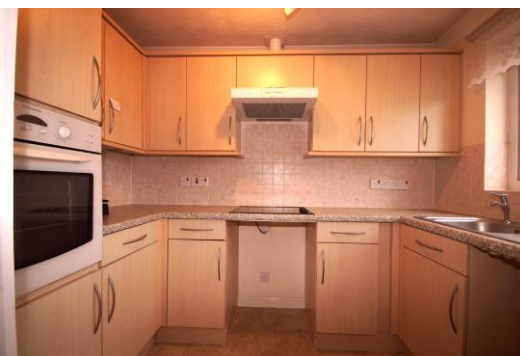
**CAR PARK: FOR RESIDENTS AND VISITORS.**

**TENURE:** We understand the tenure to be **Leasehold held for a term of 125 years from December 2002.** Service Charge £285.00 per calendar month (£1711 every six months.)

*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](http://www.croftsanddavies.co.uk)



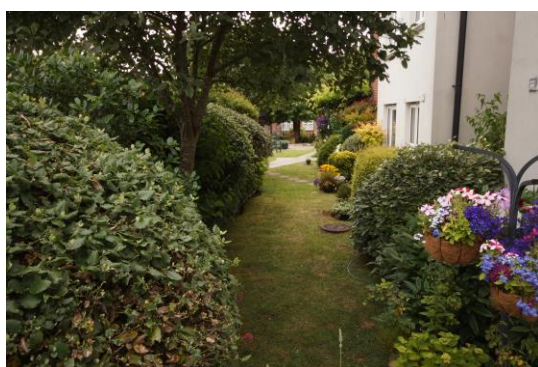
### Communal Lounge



## Communal Laundry Room



## Communal Gardens



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA - 465 sq.ft. (43.2 sq.m.) approx.  
While 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 misstatement. 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.  
Made with Homplan 12/2024