

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



2 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 Fidas 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 Fidas 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 gas central heating via a combination boiler. The property has been well maintained, with well appointed kitchen and bathroom and is attractively presented throughout. These blocks are set in their own grounds with maintained gardens to the front and a large car parking area to the rear. Suitable for either a first-time purchaser, retirement or investment, the accommodation is well proportioned and briefly comprises:

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

**LARGE, TWO DOUBLE BEDROOM,
FIRST FLOOR MAISONETTE**

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: £189,950

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

FRONT DOOR:

HALL: Double glazed uPVC front door, coat rack, ceiling light. Stairs to:

FIRST FLOOR: Stairs to first floor, Modern electric consumer unit.

LANDING: (6'7x 7') Loft hatch, one radiator, doors to all rooms.

MAIN LOUNGE: (15'3 x 11'8) Double glazed uPVC picture window overlooking Ewenny Road, fitted vertical blinds, curtain pole above, one double radiator and ceiling light fitting.

KITCHEN: (6'8 x 12'6) Double glazed uPVC window to front with fitted blind and one to the rear. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, one and half bowl sink unit with mixer tap, ample space for fridge, washing machine and cooker, overhead cooker extractor, wall mounted gas Worcester Combination boiler to serve heating and hot water, work surface lighting, timber floor and fluorescent light fitting.

BEDROOM ONE: (14'0 x 9') Double glazed uPVC window to front with fitted vertical blinds and curtain pole over, one radiator, built-in wardrobe with hanging rail and shelf (3' recess for door) and ceiling light fitting.

BEDROOM TWO: (9'10 x 12'7) Double glazed uPVC window to the front with fitted vertical blinds and curtain pole above, over stairs built-in cupboard and ceiling light fitting.

BATHROOM: (9'9 x 4'9) Double glazed uPVC frosted window to rear. Suite in white comprising: Panelled bath with electric shower over, wash hand basin, low flush close coupled w.c. towel rack style radiator, fully tiled walls, ceiling light and built-in bathroom cupboard.

EXTERIOR: Maintained Gardens to surround with ample parking off Fidas Avenue and bin store to the far side of the car park. Maberley Court is managed by Seel & Co, a firm of Chartered Surveyors based in Cardiff.

TENURE: We understand the tenure to be Leasehold for 153 years from August 2010 (138 years remaining), 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.





GROUND FLOOR
38'10" x 31'3" (approx.)

1ST FLOOR
32'10" x 31'3" (approx.)



TOTAL FLOOR AREA: 650 sq ft (60.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, walls, doors, 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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