



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

Traditional, Ground Floor, One Bedroom Flat situated in a popular and pleasant cul-de-sac position at the top of Fidlas Avenue, local facilities are readily available, the property being sited mid-way between Rhydypenau Crossroads and Llanishen Village, each having a useful range of amenities. Ample recreational space is close by, Rhydypenau Park being directly opposite and Roath Park with its Lake and Wild Gardens is also within easy reach as is Llanishen Reservoir. Bus routes are available on Fidlas Road and there is a rail service from either Heath Halt or Llanishen stations, again the property being sited midway between the two.

This particular property has the benefit of electric heating as well as uPVC double glazing, is well proportioned, is well presented throughout and is offered with vacant possession. We understand that there is 151-years remaining on the lease.

Briefly comprising: Hall, Lounge, Fitted Kitchen, One Double Bedroom and Fitted Bathroom with shower. Communal grounds to include designated Parking and Gardens to the front.

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £137,500

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: Front door to Communal Hallway and Modern Creda Electric heater. Fitted lights.

MAIN LOUNGE: (12'9" x 9'4") Double glazed uPVC Window to front with fitted vertical blind and curtain pole above, recent Creda electric heater, ceiling light fitting, two fitted wall lights and door off to –

KITCHEN: (6'10" x 7'10") Double glazed uPVC window to side with fitted vertical blind and curtain track above. Range of fitted units comprising, cupboards, drawers and roll top work surfaces with built-in sink unit with mixer tap, built-in four ring electric hob with extractor over and oven under, fitted built-in large fridge and freezer, additional storage cupboard adjacent suitable for ironing board etc. Part wall tiling, wall mounted electric heater, ceiling mounted fluorescent light and ceramic tiled floor. Built-in washer/drier with complimentary door.

BEDROOM ONE: (9'10" x 8'1") Double glazed uPVC window to front with fitted vertical blind, curtain rail above, recent Creda electric heater and three spot ceiling light fitting.

BATHROOM: (6'7" x 6'0") Panelled bath with electric shower over and fold back shower screen, pedestal wash hand basin, low flush close coupled w.c. fully tiled with large wall mounted bathroom cabinet, extractor fan, wall mounted electric heater and LED dome ceiling light, ceramic tiled floor. Built-in airing cupboard with slatted shelving and hot water tank and adjacent controls.

EXTERIOR

Communal gardens to front of the flats. Car Park to the rear

EPC: D68 Cardiff City Council Tax band: C

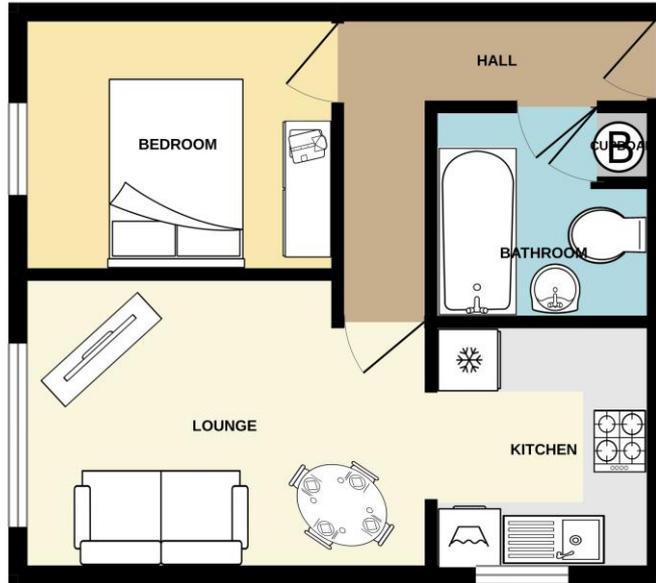
***TENURE:** We understand the tenure to be **LEASEHOLD** with 151-years remaining on the lease. The budget for the forthcoming year is available to interested parties, but equates to £1,121.52 per flat per year, collected on a ten monthly basis at £112.15, we understand the ground rent is a 'peppercorn'; 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.*

***Website:** Details of this and other properties can be found on our website: www.croftsanddavies.co.uk*



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA - 345 sq.ft. (32.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, setbacks, 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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