

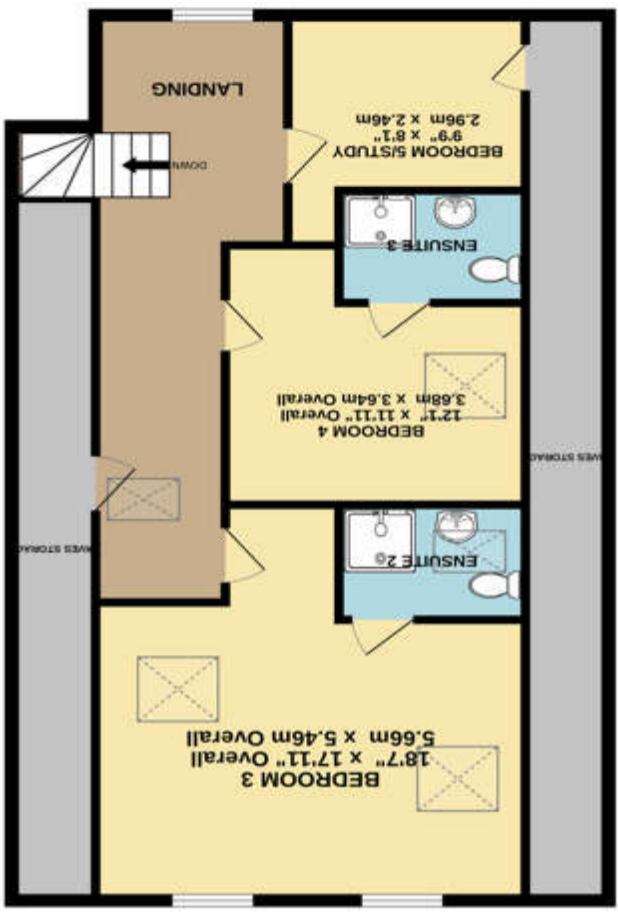
Kevin Francis,  
362 Cyncoed Road,  
Cyncoed,  
Cardiff, CF23 6SA  
T: 02920 766 538  
E: info@kelvinfrancis.com

Kevin Francis,  
Church Road,  
Llanshen,  
Cardiff, CF14 0SJ  
T: 02920 689 200  
E: info@kelvinfrancis.com

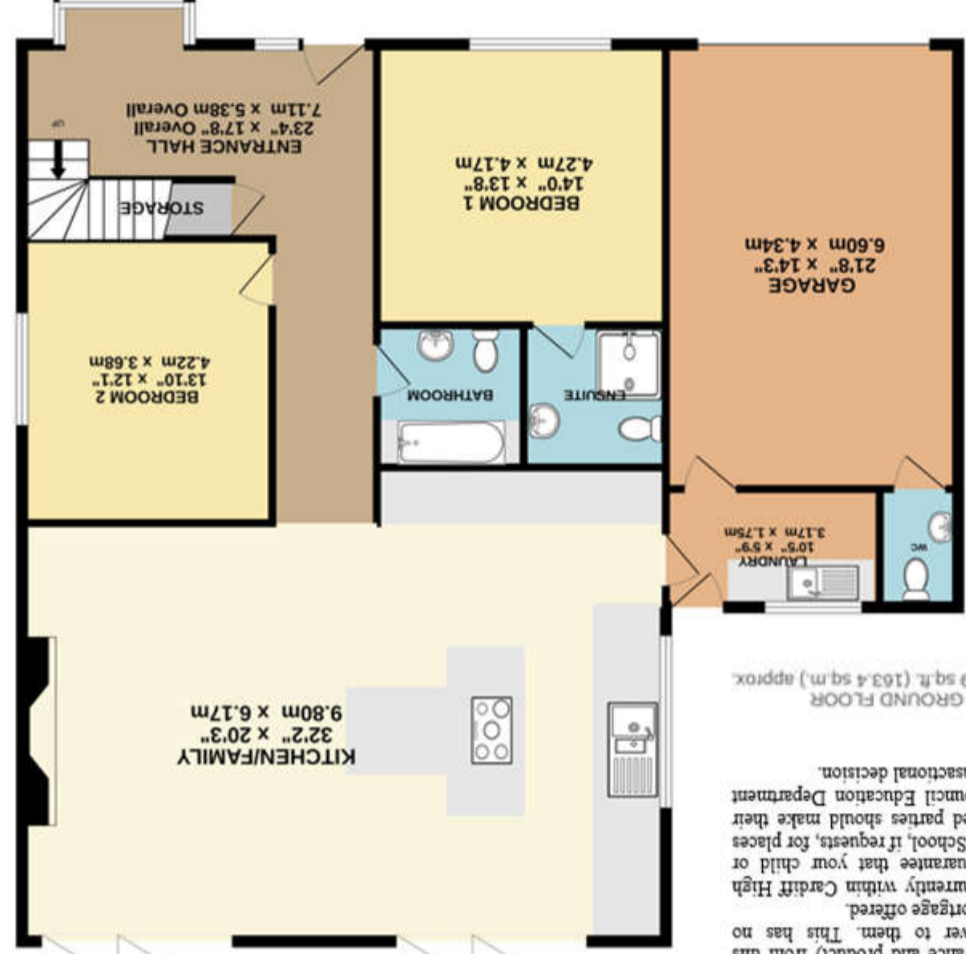
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1ST FLOOR  
977 sq ft (90.8 sqm.) approx.



GROUND FLOOR  
1759 sq ft (163.4 sqm.) approx.

Viewing strictly by prior appointment.  
All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

Tenure: Freehold (Vendors Solicitor to confirm)  
Ref: TF/CYS220231  
Council Tax Band: H (2022)

**Viewers Material Information:**  
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making any transactional decision.  
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.  
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making a transactional decision.



**Stylish 5 Bedroom family residence, quality finishes throughout.**  
42 Fidas Road, Llanshen, Cardiff. CF14 0ND



www.kelvinfrancis.com

EPC Rating: B

Price - £825,000



Beautifully presented, versatile and newly constructed detached 5 bedroom modern family home with luxury accommodation providing 2800 sq. ft. of accommodation, within Cardiff High School catchment, a short walk to Rhydypenau Primary School and the comprehensive shopping centre at Llanishen village. Large reception hall with lobby, superb 32ft fitted kitchen/family room with bi-folding doors, quartz granite worktops, feature central island, integrated appliances, laundry room, 2 ground floor bedrooms, en suite to principal, quality family bathroom, 3 further first floor bedrooms, 2 additional en suites. High standard of finishes throughout including under floor heating (ground floor), double glazed windows and doors, LED lighting. The rear garden is ornamentally laid with numerous sitting out areas. Large keyblock front forecourt and driveway, integral large garage with electronic door. Short drive to Roath Park Lake and the University Hospital of Wales. EPC Rating: B

**Entrance Porch**

Sheltered recess with lighting.



**Reception Hall 23'4" (7.11m) x 17'8" (5.38m) overall**

Approached by a secure composite front door with double glazed inserts, matching floor to ceiling side panel, leading onto a welcoming hallway with lobby and bay to front overlooking the entrance approach, single flight staircase to first floor level, deep storage cupboard under stairs recess, quality tiled flooring.

**Bedroom 1 14'0" (4.27m) x 13'8" (4.17m)**

Overlooking the entrance approach.

**En Suite**

Low level WC, shaped vanity wash basin by Roca with cabinet below, large shower cubicle with glazed shower screen panels and shower head, quality ceramic flooring and wall tiling.



**Bedroom 2 13'10" (4.22m) x 12'1" (3.68m)**

Aspect to side.

**Family Bathroom**

Quality suite in white comprising low level WC, panelled bath with shower mixer, Roca wash basin with cabinet below, attractive ceramic floor and wall tiling.

**First Floor Landing**

Approached by an easy rising staircase with glass panelling and stainless steel hand rails, leading onto a large central landing area, window to front, ample space for desk and study area, radiator, large walk-in store at eaves level.



**Kitchen/Family Room 32'2" (9.8m) x 20'3" (6.17m)**

Of generous proportions and impressive, two sets of bi-folding doors leading onto the ornamental garden, feature log burning fire by Gazo, luxury range of fitted units along two sides with LED under lighting, feature glass display cabinets, integrated Neff oven with heated tray below, integrated Neff oven, range of base and eye level wall cupboards, quartz granite worktop surfaces, inset twin stainless steel sinks with mixer tap

**Bedroom 3 18'7" (5.66m) x 17'11" (5.46m) max**

Overlooking the rear garden, radiator.



**En Suite**

Modern white suite comprising low level WC, Roca wash basin with cabinet below, large shower cubicle with shower head, glass shower screens, heated towel rail.

**Bedroom 4 12'1" (3.68m) x 11'11" (3.63m) max**

Velux window to side, radiator.

**En Suite**

Low level WC, vanity wash basin by Roca, cabinet below, large shower cubicle with glazed shower screens and shower head, heated towel rail.

**Bedroom 5/Study 9'9" (2.97m) 8'1" (2.46m)**

Ideal as a fifth bedroom or study, radiator, access to eaves storage.

**Front Garden**

Deep and wide paved forecourt and driveway leading to the integral garage, raised brick borders, ready for planting. Gate to side.

**Garage 21'8" x 14'3"**

Integral large garage with electronic up-and-over access door, power and lighting, eaves storage, tiled flooring. Door to cloakroom comprising low level WC and wash basin.

**Rear Garden**

Ornamentally laid and enclosed by timber lap fencing, having a wide stone pathway leading onto decorative red brick edged paved areas with raised brick and stone flower beds, area of shaped lawn with circular keyblock focal point. Additional timber gate to side. Timber garden shed. Outside water tap. Outside lighting.

feature central island with Neff induction fan hood above, wealth of base store cupboards, quartz granite breakfasting island with wine rack store, American style Samsung fridge/freezer, ample pace for dining table.



**Laundry Room 10'9" (3.28m) x 5'9" (1.75m)**

Inset sink and drainer with mixer tap, plumbed for automatic washing machine, floor and eye level store cupboard, Viessmann gas central heating boiler, door leading to rear garden. Connecting door to garage.



**Directions**

At the main roundabout at Rhydypenau Crossroads, continue north along Fidas Road, whereby the property will be found approximately midway on the right hand side.