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142 Fidas Road, Llanishen, Cardiff. CF14 0NG

Directions

Travelling north along Fidas Road away from Rhydyneu crossroads and Roath Park Lake, continue towards the far end whereby the subject property can be found on the right hand side on the junction of Usk Road.

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) 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.

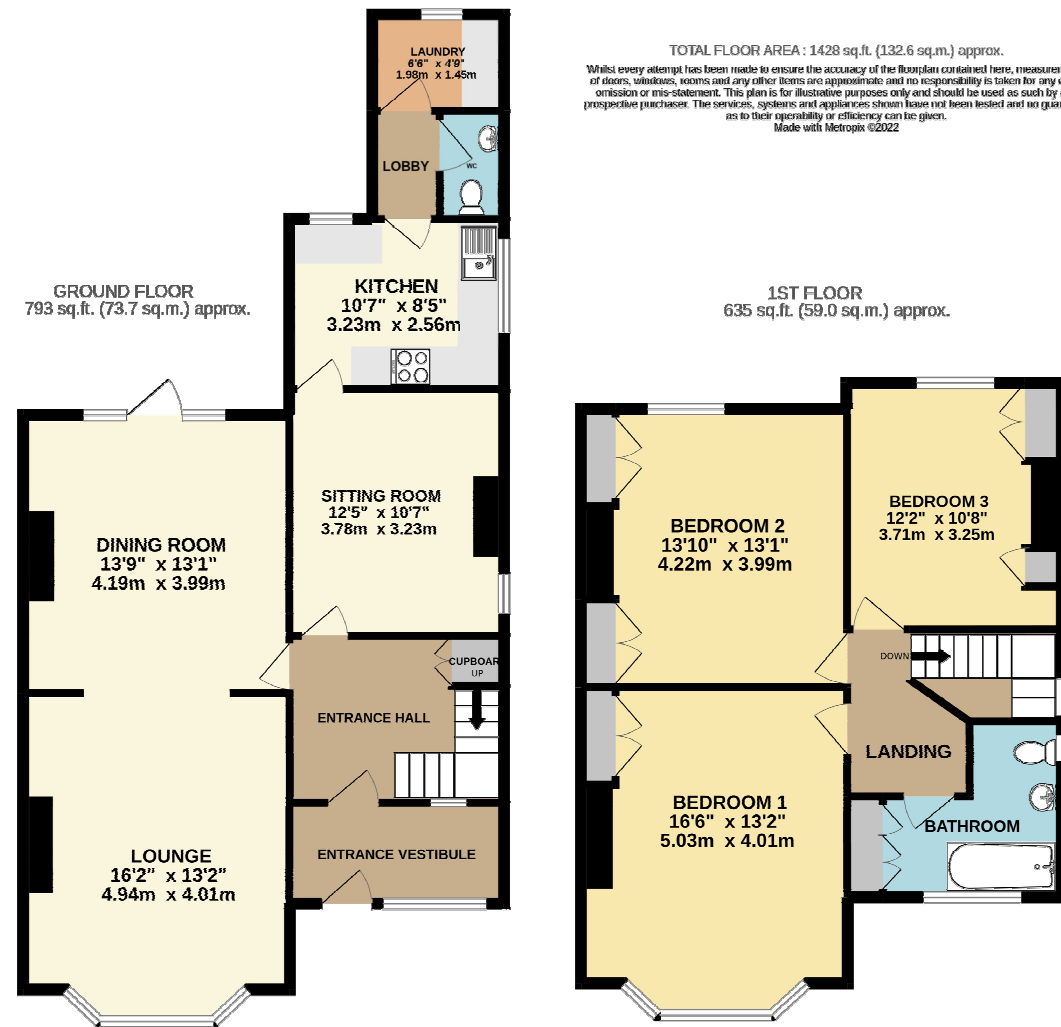
Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220399

Council Tax Band: G (2022)

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.



A handsome and imposing Victorian double bay and gable fronted semi-detached family home, set on a corner plot with potential for a separate coach house style dwelling to the rear (subject to obtaining the usual planning consent), within a convenient location just a short walk of the local amenities of Llanishen Village and Retail Park, Rhydyneu shops and Roath Park Lake, with good transport links to the city centre. Entrance vestibule, entrance hallway, cloakroom, bay fronted lounge with feature fireplace, dining room with fireplace, sitting room, fitted kitchen, laundry room, 3 double bedrooms, family bathroom with shower. uPVC double glazing, gas central heating via a Worcester combi-boiler. Paved front and side gardens with generous lawned rear garden and patio relaxation areas, detached garage to rear with driveway. EPC Rating: D.

Guide Price: £475,000

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Entrance Vestibule

Approached via a woodgrain effect composite door with windows to front and side, original tiled flooring, plate display racks.



Entrance Hall

Approached via a timber framed glazed door with sash window to front, leading onto a welcoming central hallway, full turning staircase to first floor landing with useful under stairs storage cupboard, radiator.



Lounge 16'2" (4.93m) x 13'2" (4.01m) into bay

Bay window overlooking the front paved garden, feature timber fire surround with decorative tiled back and tiled hearth, coal effect gas fire, two radiators, plate display racks, opening to the dining room.



Dining Room 13'9" (4.19m) x 13'1" (3.99m)

uPVC glazed door with windows to side leading onto the attractive lawned rear garden, feature ornate fire surround with exposed brick recess with decorative fire basket, ample space for large family dining table, radiator, plate display racks, built-in dresser unit to alcove.



Sitting Room 12'5" (3.78m) x 10'7" (3.23m)

Sash window to side, fire surround with electric fire with matching back and hearth, shelving and storage cupboard to alcove, radiator, door to kitchen.



Kitchen 10'7" (3.23m) x 8'5" (2.57m)

Appointed along three sides in cream finish fronts beneath round nose worktop surfaces, inset stainless steel sink and drainer with mixer tap, space for slot-in cooker, space for low level fridge, space and plumbing for slim line dishwasher, matching range of eye level units, window to side and rear, ceramic wall tiling to worktop surrounds, radiator.

Rear Lobby

With glazed door and window to the rear patio, door to cloakroom and laundry room.

Cloakroom

Comprising WC with raised high level cistern, wall mounted wash hand basin with tiled splashback, radiator.

Laundry Room 6'6" (1.98m) x 4'9" (1.45m)

Space and plumbing for automatic washing machine and tumble dryer, wall mounted Worcester gas combination boiler, obscure glazed window to rear.

First Floor Landing

Approached via a full turning staircase with window to side, access to loft.



Bedroom 1 16'6" (5.03m) x 13'2" (4.01m) into bay

Bay window overlooking the front garden, a generous principal bedroom, visual fireplace, radiator, built-in wardrobe with hanging rail and storage cupboard above.



Bedroom 2 13'10" (4.22m) x 13'1" (3.99m) including wardrobes

Sash window to rear, a second large double bedroom, built-in wardrobes to alcoves with hanging rails and shelving, visual tiled fireplace, radiator.



Bedroom 3 10'8" (3.25m) x 12'2" (3.71m)

Aspect to rear, a third double bedroom, built-in wardrobes and storage cupboards, radiator.



Bathroom

Comprising WC with high level cistern, pedestal wash hand basin, twin grip bath with electric shower, ceramic wall tiling to wet areas, window to front, small window to side, heated towel rail, built-in linen cupboards.

Outside Front

Paved front garden with raised stone built flowerbeds, well stocked with established flowering shrubs and plants, cast iron balustrade and twin opening gates to pavement line, further gates leading to the side patio area, which leads to a further timber gate accessing the rear garden.



Rear Garden

Shaped stone paved patio area leading up to a good size section of lawn enclosed with timber lapped fencing and evergreen bushes, central paved pathway and further patio area with flowerbeds and established trees, outside cold water tap, cast iron gate leading to the rear driveway and garage.



Garage

Accessed via twin opening cast iron gates from Usk Road with a paved driveway providing off-road parking, detached single garage with up-and-over access door, further side access door to garden. Potential for a coach house style separate dwelling subject to obtaining the usual planning consent.