

Fidlas Road

Llanishen, Cardiff CF14 ONE

- Ground floor garden apartment
- Fully refurbished & superbly presented throughout
- Modern fitted kitchen
- Desirable location
- Private rear garden & detached double garage
- NO CHAIN
- Share of Freehold
- EPC -

Guide price £239,950

www.hern-crabtree.co.uk



Simply stunning... This two/three double bedroom ground floor garden apartment has been completely renovated by the current owner with no expensive spared to offer luxury living throughout. Situated within walking distance of Llanishen village with all the amenities and transport links that it has to offer.

Offering well appointed and spacious accommodation briefly comprising of entrance hall way, large front living room/bedroom three, luxury bathroom featuring marble floor tiles with underfloor heating and two double bedrooms followed to the rear by a modern open plan kitchen/ living / dining area with numerous top of the range finishing touches including integrated appliances and inset ceiling mounted Bluetooth speakers and with bi-fold doors leading out onto a private rear garden and detached double garage.

Offered to the market with NO ONWARD CHAIN! Viewings are highly recommended to fully appreciate the space and superb presentation on offer and can be arranged by contacting our Heath office on 02920 620202.

Communal entrance

Open storm porch with original tiled flooring and half tiled walls into, doors leading to both apartments;

Entrance

Entered via a solid wooden door into;

Hallway

Laid to wood flooring, radiator, doors leading to;

Lounge / bedroom three 13'05 x 11'03 (4.09m x 3.43m)

Laid to fitted carpet, PVCu double glazed bay window to the front, radiator.

Bedroom One 12'05 x 8'05 (3.78m x 2.57m)

Laid to fitted carpet, PVCu double glazed window to the rear, radiator.

Bedroom Two 10'11 x 7'10 (3.33m x 2.39m)

PVCu double glazed window to the side, laid to fitted carpet, radiator.

Bathroom

Fitted with a modern suite comprising of; marble panel bath with fitted shower over, glass shower screen, vanity wash hand basin, low level W/C, half tiled walls, marble floor tiles with under floor heating, heated towel rail, PVCu double glazed obscured window to the side.

Kitchen/ living/ dining area 20'01 x 10'10 (6.12m x 3.30m)



Fitted with a range of high and low level white soft close handleless units with Corian work surfaces over, inset sink with mixer tap, integrated appliances include dishwasher, fridge and freezer, washing machine and wine cooler, four ring Bosch hob with hidden extractor fan over, high level double electric Bosch oven, cupboard housing wall mounted combination boiler, laid to wood flooring, inset ceiling mounted Bluetooth speakers, the kitchen area opens into living/dining area with Velux window, aluminium bi folding doors leading out to the rear.

Outside

Front

Communal front garden with pathway to front door into communal entrance hallway

Rear

Patio area leading to a laid to lawn area, borders of shrubs and mature plants, pathway leading to the garage, rear lane gate access.

Garage

Large double garage with two windows and personal door to the side, roller shutter door to rear lane.

Tenure

We have been advised by the vendor that the property is Leasehold - with a 50% Share of freehold.



