

Fidlas Road

LLANISHEN, CARDIFF, CF14 0LX

GUIDE PRICE £150,000

**Hern &
Crabtree**



Fidlas Road

NO CHAIN. Share Of Freehold. Off Street Parking. Situated on Fidlas Road in the sought-after suburb of Llanishen, this one-bedroom first floor duplex flat offers light-filled living and an intelligent use of space. Designed with comfort and practicality in mind, the property unfolds over two levels, creating a natural separation between living and sleeping areas. The open-plan living and dining space, forms the heart of the home – a serene environment for both quiet evenings and relaxed entertaining.

The kitchen sits neatly to the rear, its clean lines and tiled flooring complementing the home's modern character. Upstairs, the bedroom feels calm and private, illuminated by dual windows and a skylight, while the adjoining shower room offers a refined finish.

Llanishen is one of Cardiff's most desirable residential districts, prized for its community spirit and blend of urban convenience with natural green surroundings. Fidlas Road provides excellent access to local shops, cafés, and restaurants, while nearby Llanishen Retail Park and Cardiff Gate offer a wider range of amenities. Outdoor enthusiasts will appreciate the proximity to Roath Park Lake and Lisvane Reservoir, both perfect for leisurely walks and weekend runs. For commuters, Llanishen and Heath railway stations connect swiftly to Cardiff Central, and major routes including the A48 and M4 are within easy reach. The area is also well-regarded for its schooling options and excellent public transport links, making it an attractive choice for both professionals and downsizers seeking a stylish yet practical home in the capital.



655.00 sq ft

Entrance Hall

Accessed via the first floor, the entrance hall provides a welcoming space with steps leading up to the bedroom and a few down to the living and dining area, creating an appealing duplex layout.

Living and Dining Room

A bright, open-plan living and dining area featuring two large double-glazed windows to the front that allow plenty of natural light. The space includes fitted wardrobes and a built-in entertainment unit, along with two radiators for warmth and comfort. The area is carpeted and flows naturally into the adjoining kitchen.

Kitchen

The kitchen enjoys a tiled floor and a double-glazed window overlooking the rear aspect. It is fitted with a range of wall and base units topped with a composite work surface, incorporating a stainless steel sink with drainer carved into the surface. There is a four-ring integrated gas hob with an electric oven beneath, plumbing and space for a washing machine, and a wall-mounted combination boiler housed within a cupboard.

Bathroom

Located off the kitchen area, the bathroom features tiled flooring to match, a walk-in shower, low-level WC, wash basin, heated towel rail, and an extractor fan for ventilation.

Bedroom

Situated on the upper level, the bedroom benefits from two double-glazed windows to the front and a skylight to the rear, filling the room with both morning and afternoon light. There is also a radiator providing warmth and comfort.

Exterior and Parking

The property does not include private outdoor

space but benefits from a dedicated parking area to the front, providing convenient off-road parking.

Tenure

SHARE OF FREEHOLD - Title will be split on completion with a brand new lease and 1/4 of the freehold

Additional Information

Council Tax Band (Cardiff). EPC rating D.

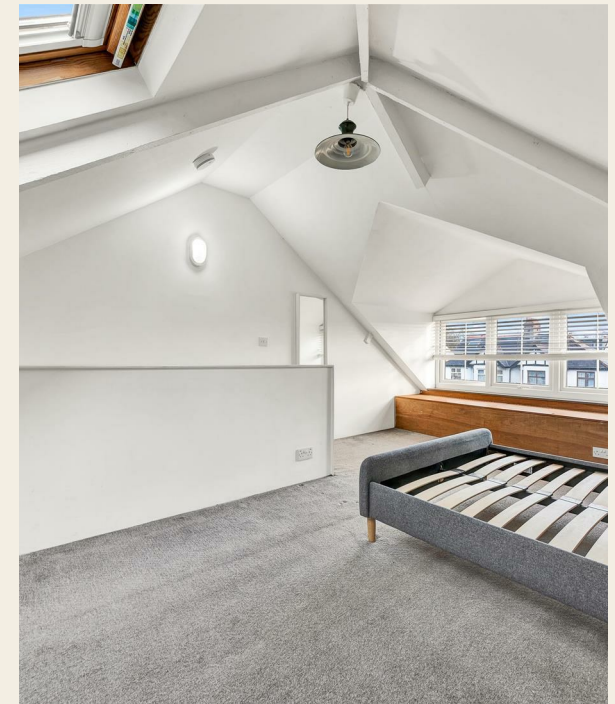
£384 is billed per year for buildings insurance and communal electricity.

£32 is paid into a communal account monthly as a sinking fund. Any leftovers can go towards whatever is needed for the communal areas.

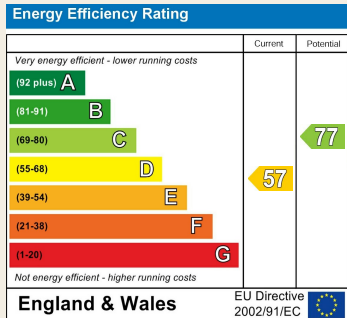
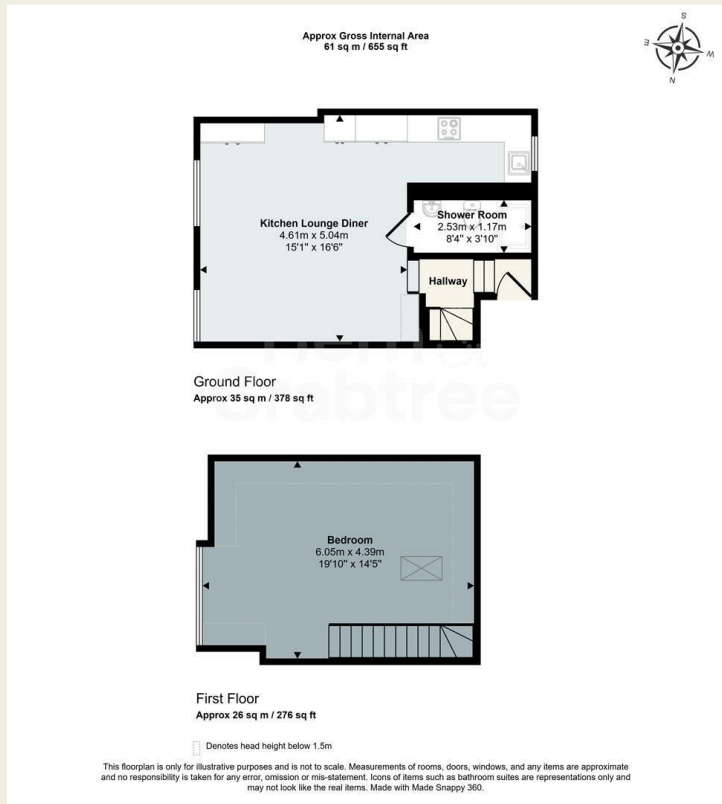
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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