

Fidlas Road

CARDIFF, CF14 0LW

GUIDE PRICE £650,000

**Hern &
Crabtree**



Fidlas Road

Set along the established surroundings of Fidlas Road in Llanishen, this exceptional detached bungalow offers generous proportions, beautifully maintained interiors and versatile living accommodation. With its impressive driveway, landscaped gardens and separate converted garage annexe, this is a home perfectly suited to family life.

An elegant entrance hallway, with polished parquet flooring and decorative lighting, introduces the character found throughout. The welcoming front lounge features a wood-burning stove, while the well-appointed kitchen connects to a striking dining room with decorative stained glass windows.

At the heart of the home, an impressive extended garden lounge provides a wonderful setting for entertaining. Glazed roof sections fill the room with natural light, while French doors open onto the terrace and beautiful gardens beyond. A second wood-burning stove adds warmth and character.

Three bedrooms occupy the main bungalow, including a spacious principal suite with garden access, fitted wardrobes and a private ensuite. A family bathroom, utility room and cloakroom complete the accommodation.

The converted garage offers further flexibility, comprising a generous living space, bedroom and ensuite, ideal for extended family or visiting guests. Outside, the established gardens offer privacy and space to unwind, while the extensive driveway provides ample off-road parking.

Llanishen is a highly regarded Cardiff suburb, known for its leafy surroundings and excellent amenities. Llanishen village offers local shops, cafés and traditional pubs, while nearby Ty Glas provides additional shopping facilities. Llanishen and Lisvane Reservoirs, Heath Park and Roath Park offer beautiful green spaces for walking and recreation. The area benefits from local schooling, including Llanishen High School, while Llanishen railway station provides convenient connections into Cardiff city centre.



Approx 2167.00 sq ft

Council Tax Band: G

Entrance Porch

An attractive entrance porch featuring a PVC front door with obscure double glazing and matching glazed panels to either side, set within an arched entrance. Patterned wall tiling adds character to the space, complemented by wooden flooring. A traditional varnished timber door with glazed panels leads through to the main entrance hallway.

Entrance Hall

An elegant and spacious entrance hallway, immediately setting the tone for the accommodation beyond. Beautifully finished with varnished herringbone parquet flooring, the hallway features decorative ceiling coving, chandelier lighting and wall lights. A radiator provides warmth, while traditional timber doors and frames add character throughout. A useful built-in wooden storage cupboard houses the gas meter, with the hallway extending into two connecting corridors providing access to the principal rooms.

Front Lounge

A large double glazed bay window overlooks the front of the property, allowing natural light to fill this inviting reception room. Decorative ceiling coving, a central ceiling light and additional wall lighting enhance the room's character. A handsome fireplace provides a natural focal point, featuring a timber mantelpiece, stone hearth, exposed brick-effect recess and fitted wood-burning stove. A lovely room for quieter evenings and relaxed family living.

Bedroom One

A double glazed window overlooks the front driveway, creating a bright and welcoming bedroom. The room features decorative ceiling coving, a radiator and an extensive range of fitted wardrobes spanning one wall, with additional overhead storage cupboards providing excellent practicality.

Bedroom Two

A double glazed window faces the side of the property, allowing natural light into this generously proportioned bedroom. Finished with decorative ceiling coving and a radiator, the room also benefits from extensive fitted wooden wardrobes, extending from floor to ceiling with additional storage cupboards above.

Inner Hallway

An attractive continuation of the entrance hall, with varnished herringbone parquet flooring running along the corridor. Decorative chandelier-style ceiling lights, traditional timber door frames and a radiator complete the space, providing an elegant connection between the bedrooms and living accommodation.

Principle Bedroom

Double glazed French doors open directly onto the rear garden, with additional glazed panels to either side creating a wonderfully light and airy room. The doors offer a beautiful outlook towards the garden and allow the outside space to become a natural extension of the bedroom.

A distinctive recessed ceiling with perimeter detailing adds architectural interest, complemented by recessed spotlights and a central ceiling light. Varnished wooden flooring and a radiator complete the room.

Extensive fitted wardrobes with mirrored sliding doors provide excellent storage, while further low-level cupboards with a worktop above offer additional practicality. Wall-mounted electrical sockets provide a convenient position for a television, and a private ensuite shower room completes this impressive principal suite.

Principal Ensuite Shower Room

An obscure double glazed window faces the side of the property, providing natural light while maintaining privacy. Beautifully finished with textured wall tiling and matching tiled flooring, the ensuite comprises a walk-in corner shower enclosure with sliding glass doors, a wash hand basin set above a fitted vanity cupboard and a WC. Additional features include a heated towel rail, recessed ceiling spotlights and extractor fan.

Extended Garden Lounge and Conservatory

A striking glazed conservatory-style roof and overhead rooflights allow natural light to pour into this exceptionally spacious reception room, while double glazed French doors open directly onto the rear garden. Additional glazing surrounds the doors, creating a wonderful outlook across the garden and a seamless connection between inside and out.

The room has been thoughtfully extended to provide a substantial living and entertaining space, with tiled flooring flowing throughout. A characterful fireplace forms the centrepiece, featuring a timber mantelpiece, stone-tiled hearth, brick-effect recess and fitted wood-burning stove.

Two radiators, ceiling lighting and additional wall lights ensure the room remains welcoming throughout the seasons. Timber doors with glazed panels connect to the adjoining hallway and kitchen accommodation.

With its generous proportions and beautiful garden aspect, this is a particularly impressive room, equally suited to relaxed family gatherings, entertaining guests or simply enjoying the changing seasons.

Rear Hallway

A PVC rear entrance door with double glazed inset opens directly onto the garden, providing convenient access to the outside space. Tiled flooring continues through the hallway into the adjoining kitchen, creating a practical and cohesive finish. A radiator, traditional timber door frames and a useful built-in storage cupboard complete the space, with doors leading to the kitchen, utility room and separate WC.

Kitchen

Double glazed windows overlook the side of the property, providing natural light across the work surfaces. A beautifully arranged kitchen featuring an extensive selection of wall and base units, complemented by laminate worktops and tiled flooring.

Integrated appliances include an oven, separate grill, dishwasher and fridge freezer, while the sink features a drainer and flexible spray tap. Glazed display cabinets introduce an attractive decorative element to the cabinetry, with recessed ceiling spotlights and a radiator completing the room.

An open archway provides a natural transition into the adjoining dining room, creating an excellent arrangement for family life and entertaining.

Dining Room

A distinctive arrangement of double glazed bay-style windows overlooks the side of the property, featuring a central full-height glazed section with decorative stained glass detailing, flanked by angled windows on either side. The beautifully designed glazing provides an attractive focal point and brings an abundance of natural light into this generous dining space.

Varnished wooden flooring, decorative ceiling coving and a statement chandelier-style ceiling light add elegance, while a radiator provides warmth. Fitted display cabinets with integrated feature lighting sit alongside the window arrangement, offering space for treasured pieces and decorative objects.

A traditional timber door with glazed panels provides additional access, while the open connection to the kitchen makes this an exceptionally sociable room.

Utility Bedroom

A double glazed window overlooks the side driveway, bringing natural light into this practical utility space. Fitted with base units, laminate work surfaces and a sink with mixer tap, the room provides dedicated space for both a washing machine and tumble dryer.

Partially tiled walls, tiled flooring, wall-mounted shelving and a housed boiler complete the accommodation, allowing household tasks to remain conveniently separate from the main kitchen.

Rear Cloakroom

An obscure double glazed window overlooks the rear garden, providing natural light and privacy. Fitted with a WC, wash hand basin with storage cupboard beneath and radiator, the room also features decorative ceiling coving and wall-mounted shelving.

Family Bathroom

An internal glazed panel provides borrowed light to this spacious bathroom, beautifully finished with full-height wall tiling and tiled flooring. The room features a substantial fitted bathtub with moulded seating, alongside a separate shower enclosure with hinged glass doors.

A wash hand basin with vanity storage beneath, WC, heated towel rail and additional fitted shelving complete the accommodation. Decorative tiled detailing runs around the room, adding interest to this well-appointed family bathroom.

Converted Garage Annex

Positioned towards the rear of the driveway, the converted garage provides substantial additional accommodation, arranged as a main living space, separate bedroom and private ensuite shower room. This versatile arrangement offers excellent potential for extended family, visiting guests or a variety of other uses, subject to any necessary consents.

Annexe Living Room

An obscure double glazed window overlooks the side of the annexe, providing natural light and privacy. Accessed through a PVC entrance door with glazed detailing, this generously sized room features laminate flooring, two radiators and ceiling lighting.

A useful cupboard provides additional storage and access to electrical services, while a loft hatch offers access to the roof space. With its generous proportions, this adaptable room lends itself to use as a sitting room, studio or recreational space.

Annexe Inner Hallway

A central hallway separates the principal living room from the bedroom accommodation, creating a practical layout. The hallway features a ceiling light, additional storage space and a timber side entrance door providing independent external access.

Annexe Bedroom

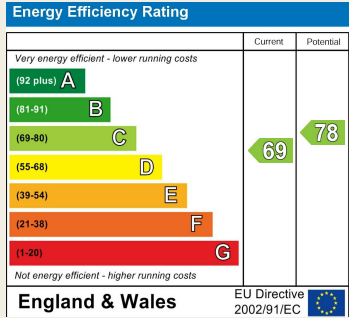
A double glazed window faces the side of the annexe, providing natural light. The bedroom features laminate flooring, an electric radiator and direct access to its own ensuite shower room, creating a comfortable and private space for guests or extended family members.

Annexe Ensuite Shower Room

An obscure double glazed window faces the side of the property, ensuring privacy and natural light. The shower room is finished with textured wall tiling and tiled flooring, featuring a shower enclosure with sliding glass doors and electric shower, a WC and wash hand basin with fitted vanity storage beneath. A heated towel rail completes the room.



Good old-fashioned service with a modern way of thinking.



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