



£450,000 Guide Price

Fidlas Road, Llanishen, Cardiff

Semi-Detached House | 4 Bedrooms | 3 Bathrooms



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Step Inside

Key Features

- A MUST SEE PROPERTY
- Great School catchment
- Beautifully renovated period property
- 25ft contemporary kitchen diner
- Off street parking for 2/3 cars
- NO ONWARD CHAIN
- 2 Bathrooms & Downstairs WC
- Close to Local Amenities
- Original features with 4 bedrooms
- 3 Reception rooms

Property Description

This stunning traditional semi-detached Victorian house, situated within catchment of well regarded local schools, has recently undergone an extensive renovation giving the property a sense of splendour and comfort.

Main Particulars

This stunning traditional semi-detached Victorian house, situated within catchment of well regarded local schools, has recently undergone an extensive renovation giving the property a sense of splendour and comfort.

In the sought-after location of Fidlas Road, this bay-fronted semi offers spacious accommodation, and retains many period features. The property is the left-hand one of a pair of late 1850's-built semi-detached houses, with attractive double-bay front elevations. Just a short walk from Llanishen village and train station, the property boasts four bedrooms, a large kitchen breakfast room with complementary worktops, integrated white goods and space for a breakfast table. The property offers original fireplaces, quality wooden doors, a dining room/play room, lounge, sitting room and two modern well-appointed bathrooms, plus two separate toilets.

At the front is a walled and paved front garden with an in-out driveway. To the left side you'll find double gates leading to the rear garden and parking for 2 cars if you so wished. At the rear is a delightful garden of good size, with wooden raised decked area and large patio, ideal for al-fresco dining and summer BBQs.

The property benefits from of gas central heating from a wall-mounted combination boiler with thermostatic radiators throughout. It is also extensively double-glazed, yet retains some original single pane windows for character.

Local amenities include; small shops on Fidlas Road, and major stores on Ty-glas Road, including M & S, and Boots; excellent junior and senior schools; bus and commuter train services; popular pubs and restaurants; parks and recreational facilities that include Llanishen Leisure Centre, and the lovely Roath Park with its famous boating lake, all within easy reach. It is within easy commuting distance of the city centre, and is only a short drive from Eastern Avenue for access on to the M4.

Being offered to the market with no onward chain and is a MUST SEE!

Accommodation comprises

ENTRANCE PORCH - Entered via a uPVC glazed door, into an internal porch with vinyl wood effect flooring with wooden doors leading to downstairs WC and beautiful original wooden glazed door leading to entrance hall and W.C.

DOWNSTAIRS WC - A white suite comprising wash hand basin and low level toilet with front obscured double glazed window with vinyl wood effect flooring. Ideal for your guests to utilise whilst visiting, keeping your two remaining bathrooms private.

ENTRANCE HALLWAY - Entered through the original glazed wooden door with new carpet flooring with natural daylight from the original side aspect single pane window, this larger than average hallway, leads to the dining/playroom, front lounge and second sitting room. Original picture rail. Central heating radiator. Under-stairs cloaks space.

FRONT SITTING ROOM - An attractive semi-circular bay at the front. With high ceilings and original features includes a central ceiling rose, picture rail, original fireplace (no longer working) and original coved ceiling. This spacious and light filled room over-looking the front garden has ample room for all in the house to relax and enjoy an evening's

entertainment in front of the TV. With 2 wall-lights offering softer lighting, thermostatically controlled radiator and power points (some with USB ports). Double wooden doors open into...

LOUNGE - Double-glazed uPVC French doors opens out onto the patio and rear garden, allowing you the opportunity to bring the outside in on those warm summer evenings. Alternatively the attractive slate hearth and wooden mantle around with an inset wood burner, provides a focal point on those cold winter evenings. The double wooden doors to the front sitting room, allow the new owners to keep the rooms separate, but provide flexibility to open into one VERY large room if so wished. Original coved ceiling and picture rail. Radiator with thermostat control. Central pendant light from the ceiling rose. This room could easily be the main lounge or alternatively a formal dining room. The overall design provides a relaxed and modern feeling to this spacious room.

DINING/PLAY ROOM - A good sized room in view of the kitchen. This versatile room could be used as the dining room or playroom or anything the new owners would want it to be used for. With doors leading to the hall and kitchen with original side aspect single pane windows. With vinyl wood effect flooring and thermostat radiator.

KITCHEN - The kitchen has an excellent range of cream units with matching worktops over, comprising; floor cupboards and drawers. Ceramic one-and-a-half bowl sink with chrome mixer tap. Matching fitted wall cupboards. Integrated double oven and grill, and 4-ring electric hob. Integrated washing machine and integrated dishwasher. A tower unit houses the integrated fridge and freezer. Laminate wooden flooring. White ceramic tile splash-backs to the worktops. Inset ceiling spotlights and two central feature light fittings. This triple aspect room with Double-glazed uPVC-framed windows is flooded with natural daylight. Several power points (some with USB ports) plus appliance points. Glazed door leads out to the rear patio. With such a large space it offers you the opportunity to have a breakfast table within the kitchen and permits the opportunity to welcome the whole family in when preparing

those everyday family meals.

TO THE FIRST FLOOR LANDING - Panelled dog-leg staircase, and panelled return to the landing. Single glazed original window allows natural daylight to flood the staircase. Picture rail. Smoke alarm. Power points. Access to three main bedrooms, family bathroom and toilet.

FRONT BEDROOM NO. 1 - A spacious double bedroom, with a semi-circular bay at the front with uPVC windows. Curtain rail and runners. Coved ceiling. Central heating radiator with thermostat control. Two built in double wardrobes with plenty of hanging and shelf space. Central vanity shelf where once the fireplace would have been, provides a well-lit spot to beautify oneself. There is ample space for all your storage needs. Power points (either side of the super king size bed are double USB sockets). The master bedroom with its high ceilings and ample proportions, provides the new owners with the ideal spot to recharge their batteries and gain a good nights sleep.

BEDROOM NO. 2 - With similar dimensions to the master bedroom and with wall-to-wall wardrobes this rear facing bedroom could easily be the master bedroom. Picture rail. Central heating radiator with thermostat control. (either side of the bed are double USB sockets).

BEDROOM NO. 3 - A lovely double bedroom. Double-glazed uPVC-framed windows at the rear. Built-in cupboards with shelf space, plus home to the combination boiler. Picture rail. Central heating radiator with thermostat control, power points. A very good sized child's bedroom.

BATHROOM 1 - The bathroom has a modern white suite that comprises; a p-shaped bath with chrome mains shower, and mixer tap shower attachment. Glazed bath-side shower screens. Wash-hand basin. Fitted bathroom units comprising 3 cupboards, with a fitted well lit wall mirror over, and spotlight over-lighting. Central heating radiator. Laminate flooring. Walls fully sealed in pale blue panels. Double-glazed uPVC obscured windows to the front.

SEPARATE TOILET - A separate toilet with a modern white close-coupled low level WC. Laminate flooring. Walls fully tiled in pale blue panels. Double-glazed uPVC window to the side.

SECOND FLOOR LANDING - A further set of stairs rise to the 2nd floor and to what was once the maid's quarters.

REAR BEDROOM NO. 4 - Double-glazed, uPVC-framed side and rear window. Central heating radiator with thermostat control. Power points. This uniquely "T" shaped room could easily be a teenage hideaway bedroom or an ideal study set in the loft space.

BATHROOM 2 - A stylish three piece bathroom suite with Velux window. This beautifully appointed bathroom with free standing bath with taps, low level wc, and a small sink enclosed within a vanity unit, would be the ideal teenage bathroom with tiled flooring and painted walls. You can just imagine a long soak in the bath whilst

admiring the stars in a peaceful tranquil setting.

OUTSIDE

FRONT GARDEN - The property is set back from the road surrounded by delightful landscaped hedges, walled partition between its neighbours with a mature tree to the front. The paved drive offers a drive in and drive out facility. Gates lead to the side of the house and parking for up to three cars.

The rear gate provides access to the rear of the house from those muddy dog walks or child's sporting activities.

REAR GARDEN - At the rear is a delightful garden of good size, with a wooden raised decked area and large patio, ideal for Al-fresco dining and summer BBQs. This very pretty rear garden has a paved patio area with ornamental pond and floral borders is predominantly laid to lawn.

The raised deck at the rear of the garden is perfect spot for those summer evening G&T's under the cherry tree. Timber-screen boundary fencing and brick boundary walls.

Located in the rear garden you will also find a large purpose built workshop/storage building (5m x 8m), with loads of storage and two separate rooms, with power supply and lighting, it is the perfect building for a workshop. Outside security lights.

Local Schools

English medium - Primary School: Coed Glas Primary School. Secondary School: Llanishen High School

Welsh medium - Primary School: Ysgol Y Wern.
Gyfun Gymraeg Glantaf

Secondary School: Ysgol



Floorplan



Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

Room Dimensions - Ground Floor

Porch	5'10" x 4'5" (1.78 x 1.35m)
Hall	10'6" x 8'2" (3.27 x 2.50m)
Kitchen	20'7" x 12'4" (6.29 x 3.76m)
Front Sitting Room	15'1" x 14'6" (4.61 x 4.43m)
Lounge	14'6" x 13'9" (4.42 x 4.20m)
Dining/Playroom	12'1" x 10'6" (3.70 x 3.21m)
Downstairs WC	4'5" x 3'3" (1.35 x 1.01m)

First Floor

Master Bedroom	14'6" x 13'3" (4.42 x 4.05m)
Bedroom 2	13'5" x 13'5" (4.10 x 4.10m)
Bedroom 3	12'1" x 11'2" (3.69 x 3.40m)
Bathroom 1	10'2" x 5'4" (3.10 x 1.63m)
Toilet	4'3" x 2'8" (1.30 x 0.83m)

Second Floor

Bedroom 4	23'3" x 14'7" (7.09 x 4.45m) [max]
Bathroom 2	10'2" x 4'7" (3.11 x 1.40m)

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