



Edwards & Co
property sales & lettings

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**Fidlas Road
Cardiff
CF14**

POA



- Spacious and extended stone built 3 bed family home
- 2 excellent size reception rooms
- Large open plan kitchen/family/dining room
- 2 double and 1 single bedrooms
- First floor shower room/wc
- Recently re-decorated and improved throughout
- Ample driveway parking
- South facing rear garden + paved terrace + sheds/storage
- Ideally located for all local amenities and Village centre
- NOT TO BE MISSED - NO CHAIN

Ref: PRA53607

Viewing Instructions: Strictly By Appointment Only



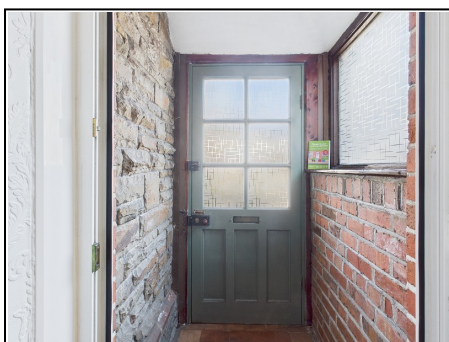
General Description

Beautifully presented, extended and much-loved 3 bedroom Victorian family home close to Llanishen Village Edwards and Co are delighted to offer for sale this fabulous and very traditional home. The property is within a stones throw of Llanishen Village. The recently decorated and improved property offers spacious and extended ground floor accommodation, 3 bedrooms and first floor shower/wc plus driveway and south facing rear gardens. Must be viewed to be fully appreciated - NO CHAIN



Driveway & Front Entrance

Textured concrete parking area for 2 vehicles, wooden fence with gate and additional driveway/outside storage area to side of property. Front garden and with stone wall boundary.



Entrance Porch

Wood and glazed front door enters into the brick-built storm porch which in turn opens into the entrance hallway.



Entrance Hallway

Brightly decorated and welcoming hallway with carpeted staircase with window to first floor and under stairs storage. Original Victorian tiled floor, doors to reception rooms 1 and 2.



Front Reception Room

A cosy front reception room with large uPVC window to front aspect. New decoration and carpets, radiator and pendant light fitting, chimney breast with gas fire.



Reception Room 2

Another sizeable reception room, reception room 2 was probably the original dining room and now provides an additional sitting room/TV room. Bright decor, laminate floor, radiator pendant light fitting, chimney breast with side alcoves. Large window and door opening into kitchen/family/dining room.



Kitchen/family/dining area

An exceptionally sized principle living/dining space within this wonderful property. The extension with Velux roof windows and french doors provides all the light required to illuminate this amazing space. The kitchen has a run of wooden kitchen units with space for cooker and fridge, free standing cooker, sink and drainer and even a breakfast area recess. Bright modern decor with Karndean tiled flooring and ceiling spotlights.



First Floor Landing

Freshly decorated, carpet, window overlooking the front aspect, doors of to all bedrooms and shower room/wc.



Bedroom 1

An excellent size main bedroom again freshly decorated, carpet, feature chimney breast, space for wardrobes and double bed, window to rear aspect, loft access hatch. 2 doors to landing/ inner hallway.



Bedroom 2

Bedroom 2 is another double bedroom, this time with the window overlooking the front aspect. New decor, new carpet and pendant light fitting.



Bedroom 3 / Study

Bedroom 3/ home office will accommodate a single bed and occasional furniture if required or be utilised as a perfectly sized home office with its window overlooking the rear garden and school to the rear. Freshly decorated, laminate flooring.



Shower Room/Wc

Perfectly-proportioned first floor shower/wc facility with shower cubicle, w/c and wash hand basin. Window to side aspect with obscured glazing.



Rear Garden

A lengthy, very well maintained and southerly facing rear garden backing on to Coed Glas Primary school playing with raised central borders, flagstone pathways and seating areas. Mature fruit trees and bushes, planted borders. Outside shed/ storage to remain. Outside WC, Side access.

Agents Opinion

This incredibly aesthetically appealing and very original home has been extended and transformed in its more recent history to create an ideally located and spacious family home. The current owners have comprehensively decorated throughout and have recently installed new panes to the majority of the windows in readiness for its new owners to take occupancy. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

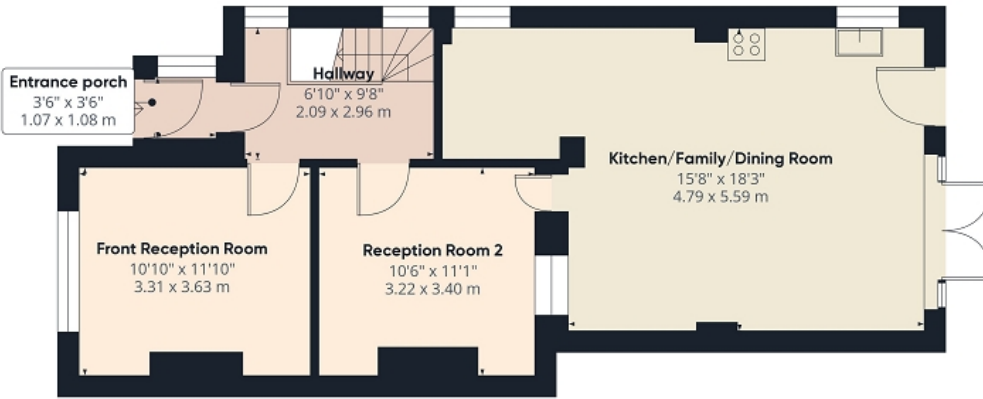
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Approximate total area⁽¹⁾
649.99 ft²
60.35 m²

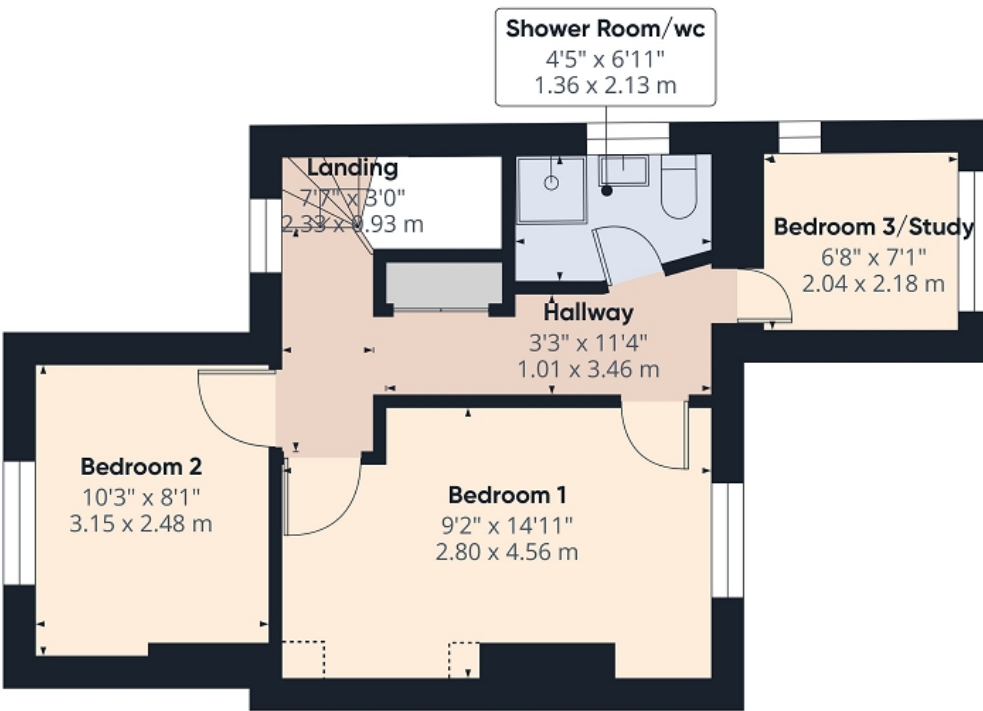
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFE300

Ground Floor



Approximate total area⁽¹⁾
355.1 ft²
32.99 m²

Reduced headroom
2.33 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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GRAFFE300

Floor 1



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.