



70 Fidlas Road, Llanishen, Cardiff, CF14 0ND.

£375,000 Freehold

pa black



70 Fidlas Road, Cyncoed, Cardiff, CF14 0ND.

A traditional gable fronted semi-detached four bedroom family house, built circa 1927, the front inset with a two storey splayed bay, the rear elevation also inset with a wide two storey splayed bay, all beneath a pitched slate roof.

This imposing house of character occupies a fine corner position with sizeable level private level gardens, a side entrance drive and a garage.

The spacious and versatile design would be ideal for a growing family, and the property lies within the popular and highly sought after school catchment of both Rhydypenau School and Cardiff High School.

This substantial home is located on the corner of Fidlas Road and Fidlas Avenue, screened for privacy by means of high garden trees, approached by a longer front entrance drive which continues to the side of the property and leads to a large garage.

The property includes gas heating with a Worcester combi boiler and panel radiators, serviced annually, PVC replacement double glazed windows and outer doors, coved and panelled ceilings, picture rails, charming wood block floors, original traditional panel doors and a spindle balustrade staircase.

The spacious well designed living space includes high ceiling and generous well-proportioned rooms including an entrance hall of character, a front lounge 14 FT into a bay, a separate dining room 15 FT into a bay with French doors, a spacious kitchen, a utility room, and a down stairs cloak room.

The first floor comprises three bedrooms and a family bathroom, whilst the second floor includes a double sized fourth bedroom and a further modern shower room with shower cubicle, wc and a wash hand basin. The loft conversion was completed circa 1994, with building regulation approval and planning permission, whilst the roof was replaced at the same time.

In 2020 the property was professionally painted externally. Within a short ten minute walk is Llanishen Railway Station whilst off Fidlas Avenue is Rhydypenau Park Play Ground which leads to Llanishen Reservoir.

Close by is the Rhydypenau Cross Roads Shopping centre with a variety of local shops including a Newsagent, three coffee shops, Dentist surgery, HSBC Bank, Worleys Hardware shop, a Library, Hairdressers and beautician, a Florist and a travel agent.

At the top of Rhydypenau Road is Cyncoed Village providing a variety of shops and stores including a Post Office, a Spar super market, a Pharmacy, hair dressers, doctor surgeries and access to Cyncoed Golf Course.

Within walking distance off Heath Halt Road are two railway stations, Heath High level and Heath Low Level, providing fast travel to Queen Street and Cardiff Central. Also within driving distance is an exit onto both Eastern Avenue and the M4 via Pontprennau Cardiff gate.

Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door with matching PVC obscure glass side screen windows and upper light arched window, sizeable hallway with high coved ceiling, picture rail, double radiator, wood flooring, spindle balustrade staircase with useful under stair storage cupboard.





Front Lounge

13' 11" narrowing to 11' 11" x 13' 6" (4.24m narrowing to 11' 11" x 4.11m)

Into a wide splayed bay, inset with PVC double glazed replacement windows with private front garden outlooks, double radiator, herringbone style wood block flooring, open fully functional brick fireplace with matching hearth and wood mantel, two alcoves each fitted with extensive wall shelves and panel fronted cupboards, high coved and panelled ceiling, picture rail.

Dining Room

15' into a bay narrowing to 12' 7" x 11' 10" (4.57m into a bay narrowing to 12' 7" x 3.61m)

Independently approached from the entrance hall, herringbone style wood block flooring, charming period fireplace with dual mantel inset with a living flame coal effect gas fire, two wide alcoves, high coved and panelled ceiling, picture rail, double radiator, further bay inset with PVC double glazed French doors with matching side screen windows and upper light windows overlooking and opening on to the pleasant enclosed private level corner rear garden.



Kitchen

11' 10" x 8' 4" (3.61m x 2.54m)

Fitted along two sides with a range of modern floor and eye level units with laminate work surfaces incorporating a modern sink unit (Leisure), with chrome mixer taps and drainer, integrated stainless steel Candy four ring gas hob beneath an Ignis wall mounted extractor hood, walls part ceramic tiled, ceramic tiled flooring, integrated stainless steel fan assisted electric oven, corner unit with retractable chrome shelves, double radiator, high coved ceiling, two PVC double glazed replacement windows with a side entrance drive aspect.

Utility Room

5' 8" x 4' 8" (1.73m x 1.42m)

Modern round nosed work surfaces, space with plumbing for an automatic washing machine, space with plumbing for an automatic dishwasher, space for the housing of an upright fridge freezer, PVC double glazed obscure glass window to rear, PVC double glazed outer door to rear gardens, walls part ceramic tiled.

Down Stairs Cloak Room

White suite comprising corner wash hand basin with chrome taps, W.C., two PVC double glazed obscure glass windows to side and rear aspect.



First Floor Landing

Approached via a spindle balustrade single flight staircase leading to a half landing and a main landing, PVC double glazed window to side, high ceiling.

Bedroom One

14' into a bay narrowing to 12' 0" x 12' 2" (4.27m into a bay narrowing to 12' 0" x 3.71m)

Into a wide splayed bay inset with PVC double glazed windows with outlooks across the private frontage gardens, high ceiling, picture rail, two alcoves, large radiator, and original traditional panel door with brass handle to landing.

Bedroom Two

15' 1" into a bay narrowing to 12' 8" x 12' 2" (4.60m into a bay narrowing to 12' 8" x 3.71m)

Into a wide splayed bay inset with PVC double glazed replacement windows with outlooks across the lovely private corner level rear gardens, picture rail, double radiator, and two alcoves each fitted with built-in wardrobes, original traditional panel door with brass handle to landing.

Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m)

PVC double glazed window to front, picture rail, radiator, original traditional panel door with brass handle to landing.



Bath Room

Walls part ceramic tiled, suite comprising panel bath with chrome grips and a chrome mixer shower fitment, slim line W.C., pedestal wash hand basin with chrome taps, built out cupboard housing a wall mounted Worcester gas fired central heating boiler (combi), PVC double glazed obscure glass window to side, original traditional panel door with brass handle to landing.

Second Floor Landing

Approached via a custom made returning spindle balustrade staircase leading to a second floor landing, further PVC double glazed window to side.

Bedroom Four

12' 6" x 9' plus an entrance recess (3.81m x 2.74m plus an entrance recess)

A sizeable double bedroom, forming part of a professionally converted loft space, inset with a white PVC double glazed window with elevated outlooks across the sizeable corner enclosed rear gardens, access to useful roof space eaves storage areas, built out wardrobe, large double radiator.



Shower Room

Independently approached from the second floor landing, modern white suite comprising ceramic tiled shower cubicle with Aquatronic shower unit, clear glass shower screen and doors, pedestal wash hand basin with tiled splashback, radiator, W.C., PVC double glazed patterned glass window to rear, air ventilator, access to low useful storage cupboard.

Outside

Front Garden

Inset with high screens of conifer trees providing extensive privacy to the front of the house, enclosed further by low boundary walls.

Entrance Drive

There is a front entrance drive which extends across the pavement line providing private off road parking, enclosed along one side by a brick built retaining wall and a matching brick pillar.



Garage

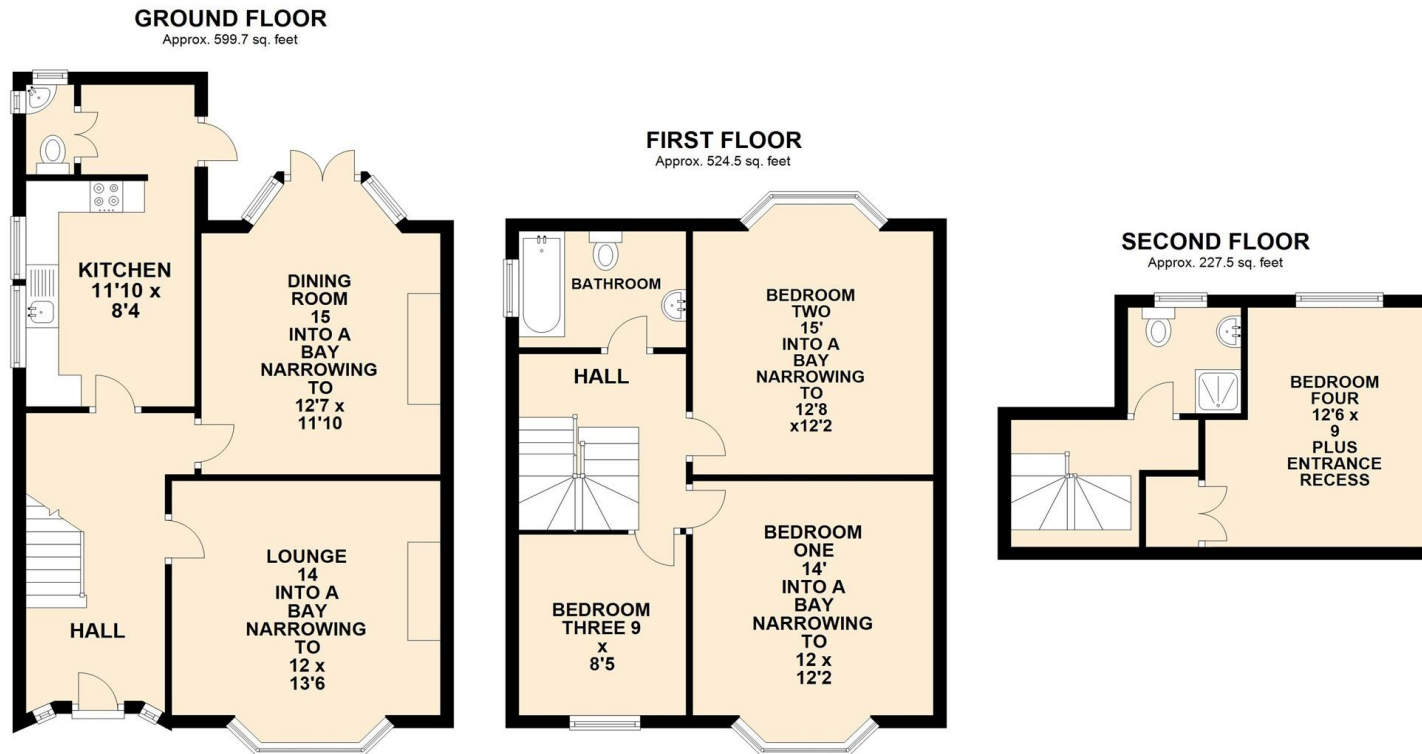
Hard concrete private off street vehicular entrance drive enclosed by brick built boundary walls and high timber fencing to afford privacy and security. Detached garage with pitched roof, window to side, up and over door.

Rear Gardens

Very private sunny and level, enclosed along three sides by brick built boundary walls and timber panel fencing to afford privacy and security, lined with borders of flowering shrubs and plants and garden trees to provide further natural screens of privacy. The rear garden itself is mainly laid to lawn beyond a hard concrete patio area.







Total area: approx. 1351.7 sq. feet

BRANCH ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: E

Property Ref:LSN302770 - 0004



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