



Fidlas Road from £300,000

- Semi-Detached Cottage
- Three Bedrooms
- Off Road Parking
- Cottage Garden
- Potential To Improve
- No Chain
- EPC Rating: D



 3  1  1



About the property

A character three bedroom cottage semi-detached property situated within walking distance of Llanishen village in need of modernisation but offering plenty of potential. There is good off road parking and no ongoing chain.

Accommodation

Entrance Hall

Window to side, door to cloakroom and lounge.

Cloakroom

WC, sink, window to rear and a wall fitted boiler.

Lounge

13' x 19' 8" max (3.96m x 5.99m max)

Two windows to the front, one window to the rear and stone built fireplace.

Kitchen

10' 1" max x 16' 8" max (3.07m max x 5.08m max)

One window to side, two windows to rear, door to rear, sink and drainer.



Landing

Access to all three bedrooms and shower room, access to attic and storage.

Bedroom One

14' 11" to wardrobe x 10' (4.55m to wardrobe x 3.05m)

Window to rear, window to side and built in wardrobes.

Bedroom Two

10' 7" max x 11' 2" max (3.23m max x 3.40m max)

Window to front, built in wardrobe.

Bedroom Three

10' 5" max x 8' 2" max (3.17m max x 2.49m max)

Window to front, built in cupboard.

Shower Room

Shower, WC, sink and window to side.

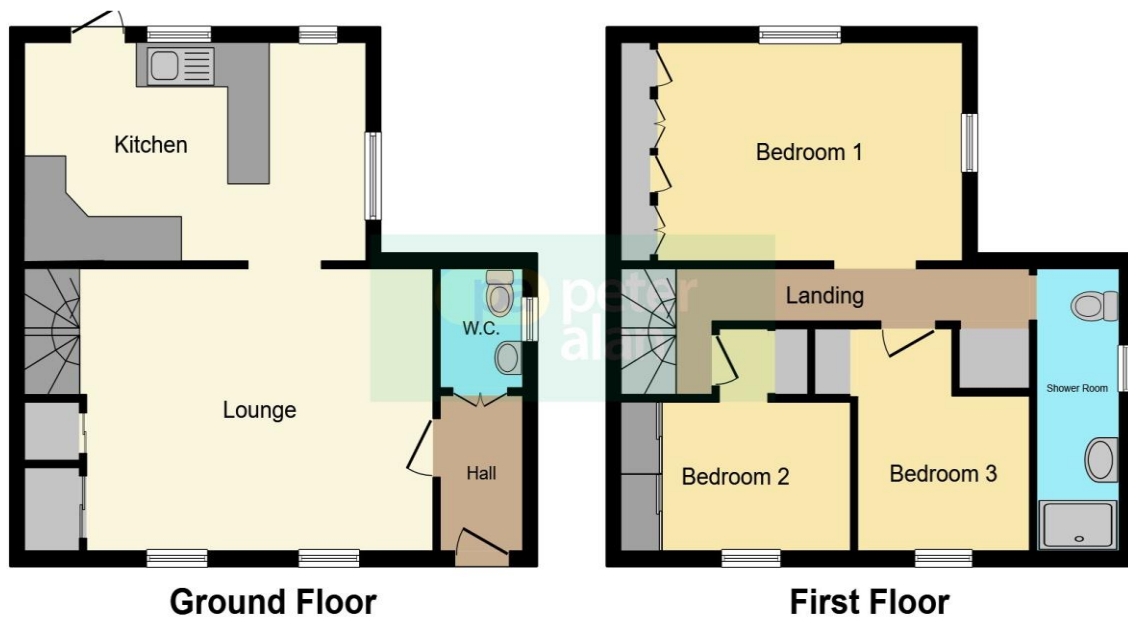
Front Garden

Paved off road parking, cottage garden.

Rear Garden

Garage, paved terrace with borders and mature shrubs.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let