



Hogg & Hogg

Estate Agents

199-201 Fidas Road, Llanishen, Cardiff, CF14 5NA

Cardiff

Offers Over
£185,000



A particularly appealing two-bedroom ground floor apartment, rarely available within this desirable gated development of just twenty apartments within two blocks and ideally positioned in the heart of Llanishen Village. Offering well-presented and generously proportioned accommodation, the property is perfectly suited to those looking for comfortable, low-maintenance living in a highly convenient location.

The apartment features a welcoming entrance hall with excellent storage, leading through to a generous living and dining room providing plenty of space for both relaxing and entertaining. The modern fitted kitchen is well equipped with a good range of wall and base units and ample workspace.

There are two good-sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate modern family bathroom completes the accommodation.

One of the property's particular attractions is the beautifully maintained communal grounds, creating an attractive and peaceful setting around the development. The apartment also benefits from two allocated parking spaces, a considerable advantage and a feature rarely found with apartments of this type.

The location is superb, being just a short stroll from Llanishen Village and its excellent range of local shops, cafés and everyday amenities. Cardiff Lifestyle Shopping Park is also close by, offering a fantastic selection including M&S Foodhall, Boots, Homesense, Pets at Home and more.

For those who enjoy the outdoors, the nearby Llanishen Reservoir and surrounding countryside provide wonderful opportunities for walking and enjoying the fresh air. There are also excellent transport links, road, rail, bus, into Cardiff City Centre, just five miles away making this an ideal location for commuters.

Apartment 16 is located on the ground floor of the rear block and offers a approximately 787sq ft of accommodation. Ideally situated just five miles from Cardiff City Centre and well served by road, rail and bus links

A fantastic opportunity to acquire a spacious and well-appointed ground floor apartment in a sought-after gated development, combining convenience, security, excellent local amenities and easy access to both the



Rarely available two-bedroom ground floor apartment situated within an exclusive gated development in the heart of Llanishen Village. Offering generous and well-presented accommodation, the property comprises a spacious living/dining room, modern fitted kitchen, two double bedrooms including a principal bedroom with en-suite, main bathroom and excellent storage. The beautifully maintained communal grounds create an attractive setting, while two allocated parking spaces are a real added benefit. Just a short stroll from Llanishen Village with its excellent range of shops, cafés and amenities, and close to Cardiff Lifestyle Shopping Park with M&S Foodhall, Boots, Homesense and more. Llanishen Reservoir and lovely countryside walks are also nearby, with excellent transport links into Cardiff City Centre.

Tenure: Leasehold

Council Tax Band: F

Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

- Ground Floor Apartment
- Allocated Parking
- Two Bedrooms
- Two Bathrooms
- Kitchen
- Living Room
- Close to Amenities
- Gated Development
- Underfloor Heating
- 772 Sq Foot





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