

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



THE RISE
LISVANE



The Rise, Llanishen, CRF

Main Building: Total Interior Area Above Grade - 2,371.72 inc Garage



Ground Floor
Interior Area 90.47 m²



1st Floor
Interior Area 104.75 m²



PREPARED: 2024/02/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Sizeable family home packed full of potential. The current owners have had plans drawn to extend the kitchen and render all elevations. Full details available on request.

Comments by - Mr Elliott Hooper-Nash



THE RISE

LISVANE, CF14 0RD - OFFERS IN EXCESS OF £700,000



5 Bedroom(s)



2 Bathroom(s)



2371.71 sq ft

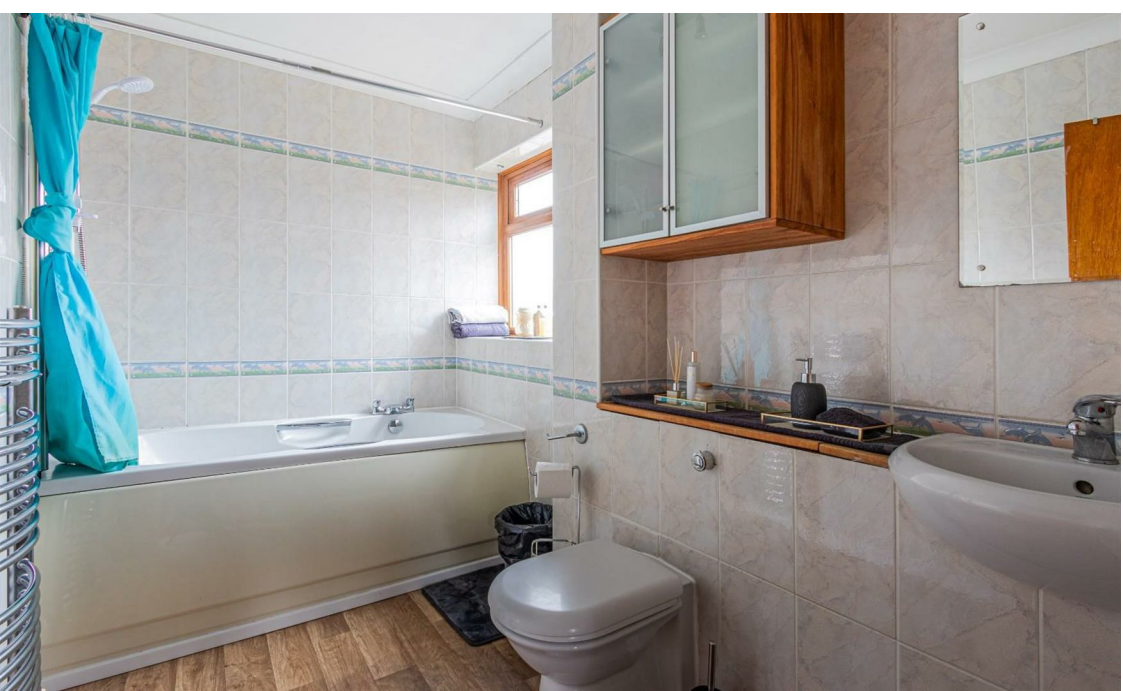
JeffreyRoss are proud to bring to the market this impressive detached home in the popular area of the Rise boarding Llanishen and Lisvane. This unique property is set over two floors commanding a large area of approx. 2500 SQFT (including garage) and benefiting a corner plot. The current owners have commissioned CGI's (which are included as artistic impressions) of what the house could look like in the right hands which makes this a very exciting proposition indeed. The property briefly comprises Entrance hallway with impressive vaulted ceiling to the first floor, large home office, downstairs WC and impressive open plan living and dining room with French doors onto the garden. The ground floor further benefits a good size kitchen with French doors onto the garden and separate utility room. To the first floor are 5 double bedrooms, family bathroom and the master benefits an ensuite. Outside boasts a wrap-around garden with walled and fence boundary, large double garage with access from the front and garden with driveway parking for 2 cars. Drawings are also available for a garage conversion that has been sketched by the client's architect if needed. The property is offered to the market with no onward chain.

Take a closer look at the potential and size of this family home via the virtual walk through, where you can even measure to check if your furniture fits. Our floorplans are available as .DWG files should you wish for your own architect to look at the space.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
Elliott@jeffreyross.co.uk
Director





Entrance Hallway
3.43m x 3.35m (11'3 x 11')

Downstairs WC

Study
3.73m x 3.18m (12'3 x 10'5)

Open plan Living / Dining Room
5.49m x 7.44m (18'19 x 24'5)

Kitchen
5.44m x 3.05m/ (17'10 x 10')

Utility
1.52m x 2.69m (5' x 8'10)

To the first floor

Bedroom One
5.21m x 3.94m (17'1 x 12'11)

Ensuite
1.85m x 1.75m (6'1 x 5'9)

Bedroom Two
5.46m x 3.00m (17'11 x 9'10)

Bathroom
1.73m x 3.02m (5'8 x 9'11)

Bedroom Three
3.89m x 3.40m (12'9 x 11'2)

Bedroom Four
3.81m x 3.00m (12'6 x 9'10)

Bedroom Five
3.81m x 2.74m (12'6 x 9')

Garden

Garage
5.64m x 5.38m (18'6 x 17'8)

Driveway
Driveway parking for 2 cars

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,

Council tax
Band - H

School Catchments

My English medium primary catchment area is Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Additional Information

Detached family home that offers so much potential - See artistic impressions

Corner plot

5 double bedrooms

Excellent access to the train station.

0.13 of acre plot



Artistic impressions of the bulding rendered
Full details available on request



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





