



THE RISE

LISVANE





THE RISE

LISVANE, CF14 0RD - £2,800 PCM



5 bedroom(s)



2 bathroom(s)



2371.71 sq ft

Perfect for 4 sharers or large family, 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 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.

PETS CONSIDERED - PLEASE ENQUIRE FOR MORE DETAILS.

EPC Rating of C
Council Tax Band of H

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.


PROPERTY SPECIALIST

Ms Cody Byrne
cody@jeffreyross.co.uk

Property Management Co-ordinator





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

















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

COUNCIL TAX

Band - H

SCHOOL CATCHMENTS

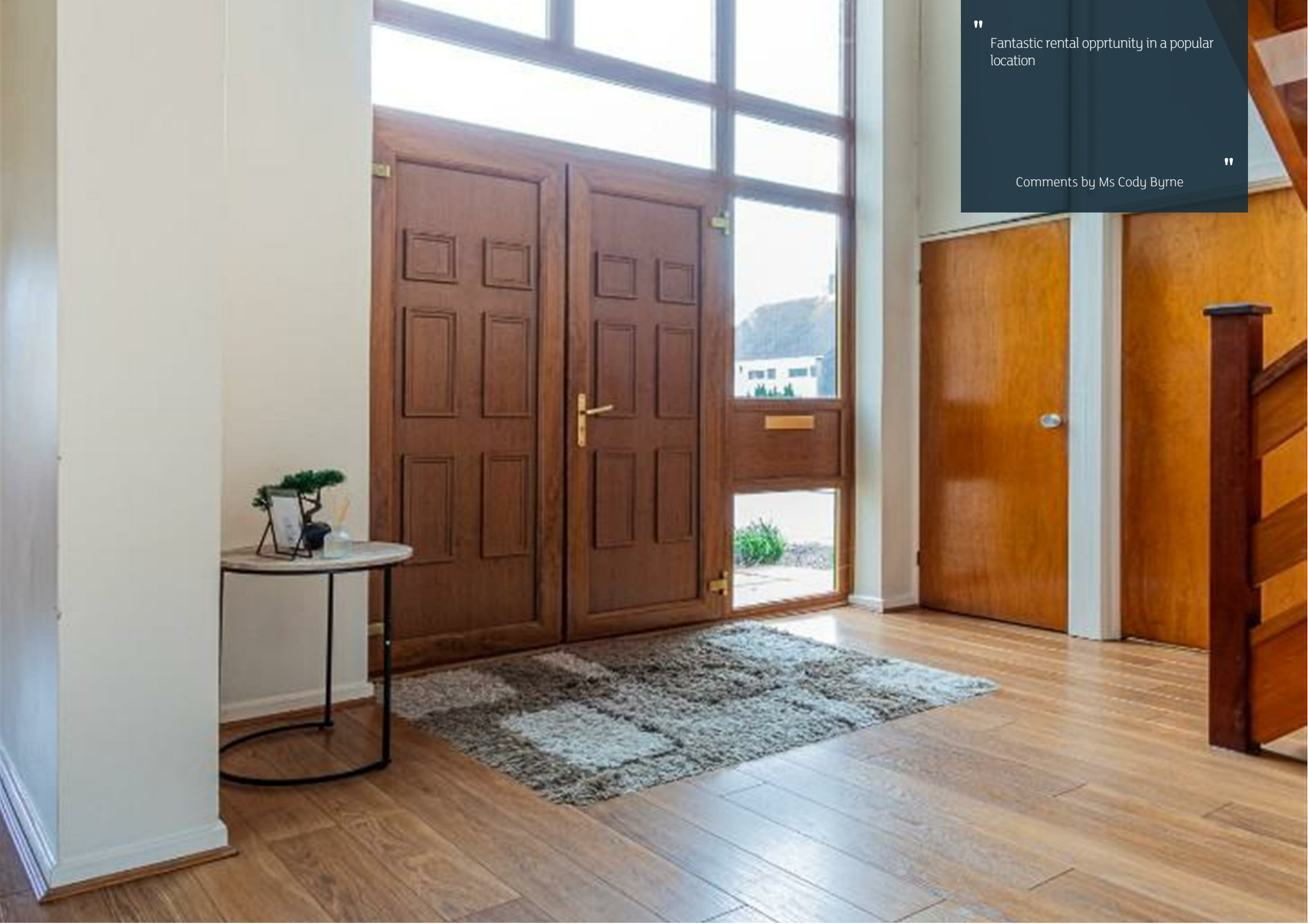
My English medium primary catchment area is

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)



“
Fantastic rental opportunity in a popular
location

Comments by Ms Cody Byrne
”

www.jeffreyross.co.uk

Jeffrey Ross