

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



SOUTH RISE
LLANISHEN

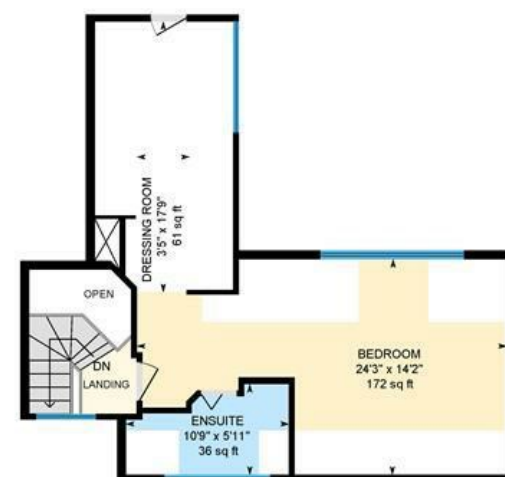


South Rise, Llanishen, CRF

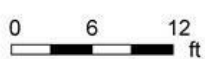
Main Building: Total Interior Area 1536.13 sq ft



Ground Floor



1st Floor



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.



This is an enormous home with a substantial plot, in the heart of South Rise. The large lawned garden is perfect for families with young children. The local schools are great, and you can be in the surrounding countryside in a matter of minutes. Book a viewing, and call the office on 02920 499680 today!

Comments by - Miss Maddie Parker



SOUTH RISE

LLANISHEN, CF14 0RG - ASKING PRICE - £650,000

 4 Bedroom(s)  2 Bathroom(s)  1536.13 sq ft

Nestled in the charming area of South Rise, Cardiff, this stunning detached bungalow presents an exceptional opportunity for those seeking a blend of comfort and convenience. Spanning an impressive 1,536 square feet, the property boasts four spacious bedrooms, making it ideal for families or individuals desiring extra space for guests or a home office.

Upon entering, you are greeted by a large open-plan living and dining area, perfect for relaxation and entertaining. The two well-appointed bathrooms ensure that everyone enjoys their own space and privacy. A highlight of this home is the remarkable top-floor bedroom suite, featuring a generous dressing room and Velux windows that flood the space with natural light, creating a serene retreat.

The bungalow has been thoughtfully designed, with a conservatory that is only six years old, adding to the overall appeal. The property is equipped with solar panels, which significantly reduce electricity costs during the day, making it an environmentally friendly choice.

Outside, the large garden and expansive plot provide ample space for outdoor activities. The impressive decking area, complete with an awning, offers a perfect setting for al fresco dining or simply enjoying the tranquil surroundings.

Conveniently located within walking distance of Llanishen village, residents can enjoy a delightful selection of shops, cafes, and local amenities. The nearby train station offers excellent transport links, making commuting to Cardiff city centre and beyond a breeze. For outdoor enthusiasts, the picturesque reservoir is just a short stroll away, ideal for leisurely walks or picnics.

This bungalow is not merely a home; it represents a lifestyle choice, offering a peaceful retreat while remaining close to the vibrant community of Cardiff. With its attractive features and prime location, this property is sure to captivate a wide range of buyers. Seize the opportunity to make this delightful bungalow your new home.

PROPERTY SPECIALIST

Miss Maddie Parker
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Sales Progressor



Garage
2.90m x 5.89m (9'6 x 19'4)

Foyer

Hall

Bedroom Three
3.25m x 2.46m (10'8 x 8'1)

Bedroom Two (Study)
3.35m x 3.84m (11' x 12'7)

Bedroom One (Downstairs Main)
4.32m x 3.25m (14'2 x 10'8)

Shower room
2.95m x 1.85m (9'8 x 6'1)

Breakfast
1.88m x 1.09m (6'2 x 3'7)

Kitchen
3.91m x 2.13m (12'10 x 7)

Hall

Laundry
3.12m x 3.81m (10'3 x 12'6)

W.C
1.55m x 0.91m (5'1 x 3)

Living
5.03m x 6.71m (16'6 x 22')

to the first floor

Bedroom Suite
7.39m x 4.32m (24'3 x 14'2)

Ensuite
3.28m x 1.80m (10'9 x 5'11)

Dressing room
1.04m x 5.41m (3'5 x 17'9)

Tax Band
F

School catchment
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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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





