



**Hill Rise, Llanedeyrn Cardiff CF23 6UH**

**welcome to**

## **Hill Rise, Llanedeyrn Cardiff**

An END TERRACED family home, on a corner plot, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via a double glazed door to side into:

#### **Porch**

Internal door providing access to:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC and wash hand basin.

#### **Lounge**

14' 5" x 12' 11" ( 4.39m x 3.94m )

Double glazed window to front aspect, fireplace and powerpoints.

#### **Kitchen/ Diner**

20' 2" x 12' 6" ( 6.15m x 3.81m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for washing machine, dishwasher and fridge/freezer, space for table and chairs, powerpoints, double glazed patio doors providing access to rear garden and double glazed window to side aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

13' 5" x 10' 7" ( 4.09m x 3.23m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Two**

13' 1" x 10' 8" ( 3.99m x 3.25m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bedroom Three**

10' 1" x 9' 4" ( 3.07m x 2.84m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Four**

9' 4" x 7' 3" ( 2.84m x 2.21m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bathroom**

Fitted with a three piece suite comprising bath, low level WC, wash hand basin and double glazed window to side aspect.

### **Second Floor**

#### **Loft Space**

20' Max x 12' 4" Max ( 6.10m Max x 3.76m Max )

#### **Shower Area**

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin.

#### **Outside**

#### **Front/ Side Garden**

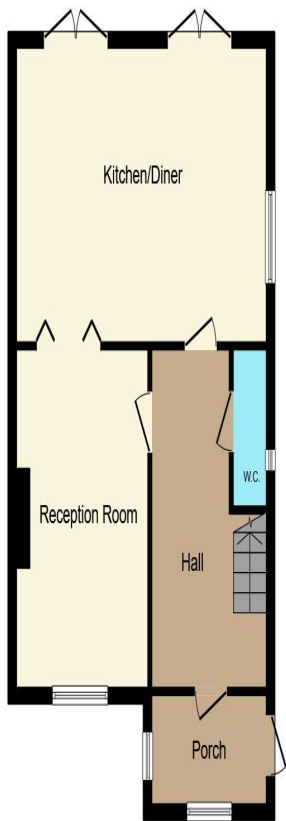
Mainly laid to lawn.

#### **Rear Garden**

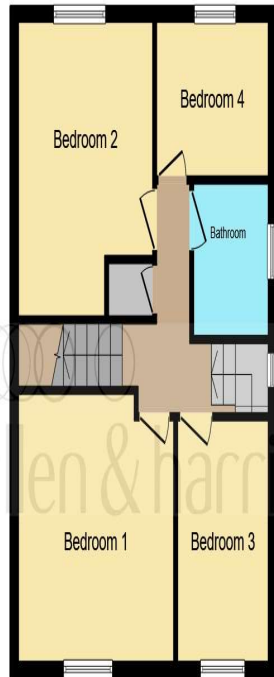
Mainly laid to lawn with paved patio area.

#### **Garage**





**Ground Floor**



**First Floor**



**Second Floor**

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.



**welcome to**  
**Hill Rise,**  
**Llanedeyrn Cardiff**

- Council Tax Band - D
- End Terraced Family Home
- Four Bedrooms and Loft Space
- Lounge
- Fitted Kitchen/ Diner
- Bathroom and Downstairs WC
- Front, Side and Rear Gardens

Tenure: Freehold EPC Rating: E

offers in excess of

**£300,000**



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Property Ref:  
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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)