



Hill Rise, Llanedeyrn Cardiff CF23 6UQ

welcome to

Hill Rise, Llanedeyrn Cardiff

NO CHAIN! A THREE BEDROOM END TERRACED home, set in the popular location of HILL RISE, 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 front door into:

Porch

Double glazed pvc construction, tiled floor and access to:

Lounge

17' 5" Max x 16' 5" Max (5.31m Max x 5.00m Max)
Double glazed French doors providing access to front garden, parquet flooring, gas fire and radiator.

Kitchen Area/ Dining Area

16' 7" Max x 10' 10" (5.05m Max x 3.30m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and oven, cooker hood, spaces for undercounter fridge and dishwasher, radiator, tiled flooring in kitchen area, double glazed window to rear aspect and sliding door into lounge.

Hallway

Double glazed door, stairs rising to first floor, built in understairs storage and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, laminate flooring and double glazed window to rear aspect.

First Floor

Landing

Shower cubicle housed in what was the airing cupboard and doors providing access to:

Bedroom One

15' 11" x 9' (4.85m x 2.74m)
Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)
Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Three

9' 2" Max x 7' plus door recess (2.79m Max x 2.13m plus door recess)
Double glazed window to rear aspect, laminate flooring, radiator, cupboard housing combi boiler and fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, laminate flooring, heated towel rail and double glazed window to rear aspect.

Outside

Wrap Around Gardens

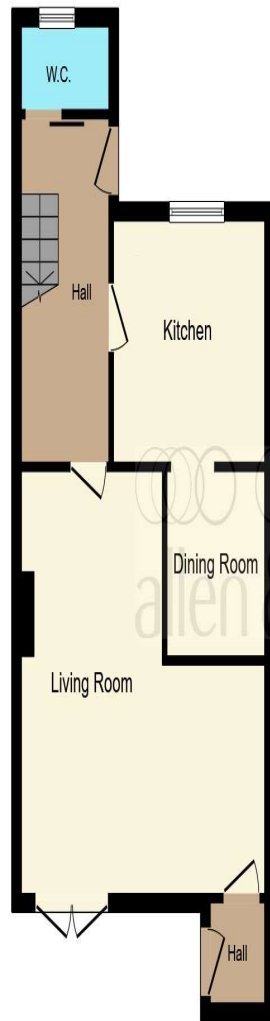
Mainly paved, with planted beds, hedgerow, side garden and gated access.

Detached Garage

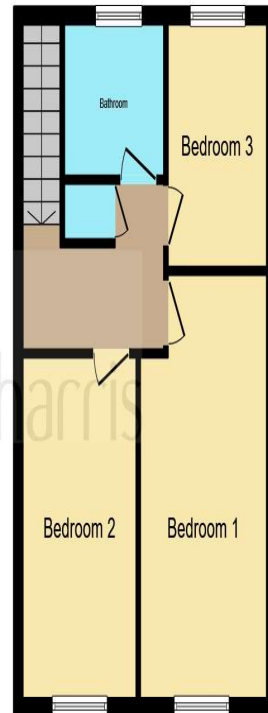
With up and over door and electricity.

Additional Notes

The vendors have advised that the loft is boarded with ladder access and electricity.



Ground Floor



First 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

- End Terraced Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom
- Separate Shower Cubicle
- Wrap Around Gardens
- Detached Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£260,000



view this property online allenandharris.co.uk/Property/ROA113675



Property Ref:
ROA113675 - 0006

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