



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

**welcome to**

## **Hill Rise, Llanedeyrn Cardiff**

Exciting opportunity in Llanedeyrn! This 3-bedroom mid-link home boasts a detached garage and off-road parking, ideal for your convenience. Located near local schools and just a stone's throw away from Cardiff City Centre, this property offers the perfect blend of comfort and accessibility.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Polycarb roof and access to:

#### **Hallway**

Secondary solid wood door, laminate flooring, stairs rising to first floor, understairs storage and access to:

#### **Lounge**

16' 6" Max x 11' 9" Max ( 5.03m Max x 3.58m Max )  
Double glazed window to front aspect, radiator, gas fire and laminate flooring.

#### **Kitchen Area/ Dining Area**

18' 2" x 12' 5" ( 5.54m x 3.78m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and microwave, cooker hood, space for washing machine, radiator, laminate flooring, double glazed window to rear aspect and double glazed door providing access to rear.

### **First Floor**

#### **Landing**

Loft hatch, built in airing cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

14' 9" Max x 10' 2" ( 4.50m Max x 3.10m )  
Double glazed window to front aspect, radiator and built in wardrobes.

#### **Bedroom Two**

10' 6" x 10' 4" ( 3.20m x 3.15m )  
Double glazed window to rear aspect, radiator and built in wardrobes.

#### **Bedroom Three**

9' 7" Max x 7' 7" Max ( 2.92m Max x 2.31m Max )  
Double glazed window to front aspect, radiator and built in over stairs cupboard.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, partially tiled walls, vinyl flooring and two double glazed windows to rear aspect.

### **Outside**

#### **Front**

Well established, stone chipped area, planted beds and path leading to entrance.

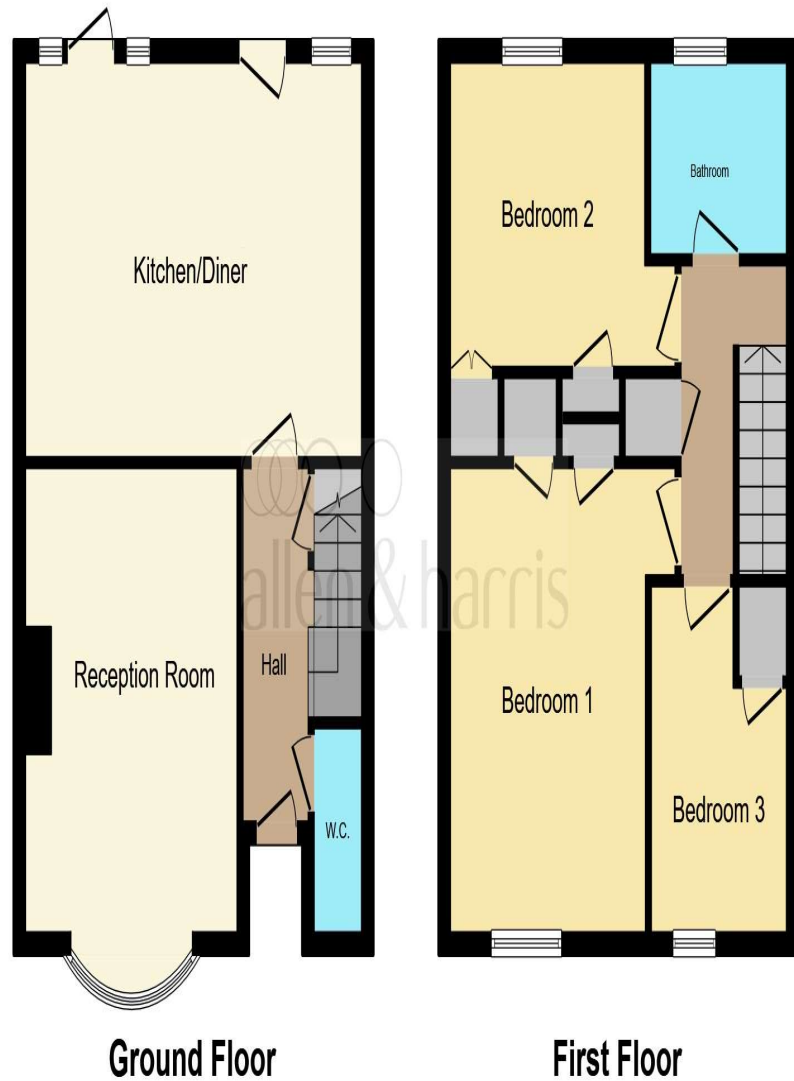
#### **Rear Garden**

Mainly paved with hardstand for parking and gated.

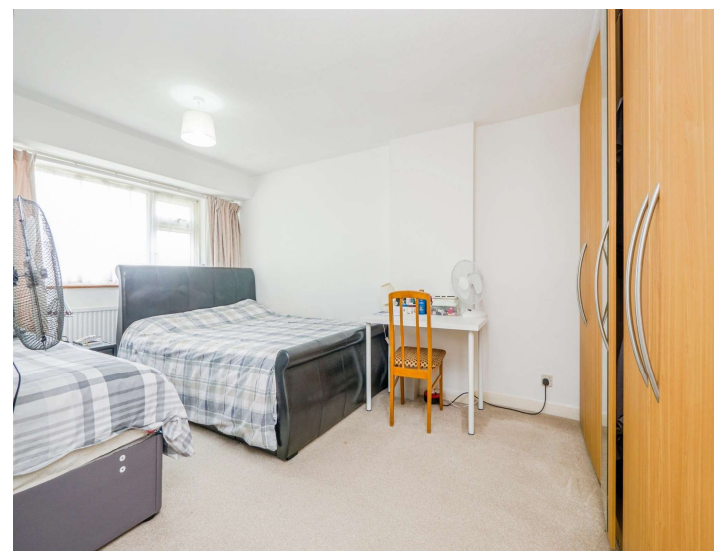
#### **Detached Garage**

With up and over door, electricity and wooden door to side.





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**

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom

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

offers in excess of

**£250,000**



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