

West Rise

LLANISHEN, CARDIFF, CF14 0RE

GUIDE PRICE £735,000

**Hern &
Crabtree**



West Rise

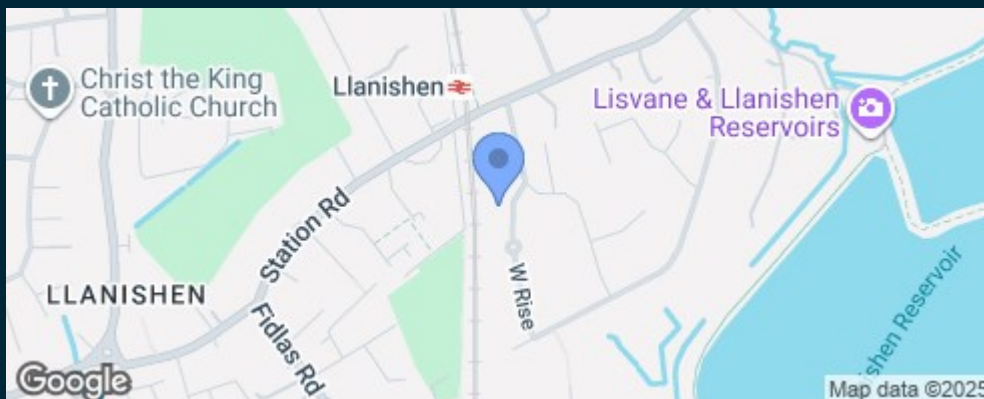
Set within the ever popular 'The Rises', West Rise is a beautifully appointed late 1920's handsome red brick semi-detached house combining timeless elegance with functional living spaces. Believed to have been originally designed by the well regarded architect Sir Percy Thomas.

Natural light fills the open-plan kitchen, dining, and sitting room, where bespoke cabinetry, stone surfaces, and underfloor heating create an inviting, refined atmosphere. The home features four well-proportioned bedrooms, including a primary suite with walk-through wardrobes and a luxurious en suite, complemented by a stylish family bathroom.

Outside, the generous landscaped southwest-facing garden offers mature borders, a raised patio, multiple seating areas, and a versatile home studio/office/guest room, creating a tranquil retreat. Off-street parking for several vehicles and purpose-built storage complete the practical yet sophisticated appeal.

West Rise has been completely overhauled by the current owners in the last 10 years to create an impressive home. Part of retaining the classic and sympathetic renovation throughout also includes a new roof with it's style leaning into the classic period of the property.

Llanishen is renowned for its strong sense of community, excellent schools, and convenient transport links, with Cardiff city centre accessible via regular bus and train services within a stone's throw of the house. Residents enjoy proximity to local shops, cafés, parks, and recreational facilities, including walking routes around the nearby reservoir. This property presents a rare opportunity to acquire a characterful, light-filled home in one of Cardiff's most sought-after suburbs.



1855.00 sq ft

Entrance and Hallway

Enter via a double-glazed composite door into a welcoming hallway with picture rail. The entrance features chequered tiled flooring leading to a raised traditional wooden floor, a column radiator recess ideal for drinks or display, and stairs rising to the first floor. A double-glazed window to the side illuminates the stairwell, and a door opens to the downstairs cloakroom, recently decorated with wallpaper and matching chequered tiles. The cloakroom comprises a WC, wash basin, and part-panelled walls.

Living Room

The front-aspect living room features a double-glazed bay window, picture rail, radiator, and wooden flooring. Bespoke fitted cabinets sit neatly in the alcoves, complemented by a gas fireplace with a stone mantelpiece and granite hearth.

Kitchen, Dining, and Sitting Room

The open-plan Wren kitchen, dining, and sitting area is arranged in a U-shape and enjoys a light-filled atmosphere thanks to impressive double-glazed bi-fold doors to the rear garden, a sun lantern, and a double-glazed roof. The kitchen is fitted with wall and base units, complementary mixed worktops, a wooden butcher block with induction hob and cooker hood, decorative tiled splashbacks, and a central island with a breakfast bar in granite. Integrated appliances include a Bosch oven and grill, dishwasher, fridge freezer, and a pullout recycling unit. Mandarin stone tiled floors with underfloor heating continue through the space. The dining area flows naturally into the sitting room, which features wood flooring, a gas fireplace, bespoke cupboards, picture rail, and a series of spotlights and drop pendant lights.

Utility Room

Accessed from the kitchen, the utility room has double-glazed windows to the side, fitted storage cupboards, a stainless-steel sink, plumbing for a washing machine, gas boiler, and tiled flooring with underfloor heating.

Studio / Home Office / Guest Room

Accessed from the garden patio, a purpose built space. Double-glazed sliding patio doors, insulated, plasterboard finish, power and lighting, laminate flooring, suitable for home office, studio, or guest accommodation.

First Floor Landing

The dog-leg staircase, lit by side and front windows, leads to the first-floor landing. This floor comprises:

Bedroom Two

Double-glazed window to the front with views toward Llanishen and the reservoir, radiator, picture rail, decorative fireplace, built-in wardrobes. The ornate fireplace surround is of sentimental value and will be replaced with a similar decorative feature.

Bedroom Three

Double-glazed window to the rear, radiator, picture rail, and cast-iron fireplace.

Bedroom Four

Double-glazed rear window, radiator, built-in storage, and picture rail.

Family Bathroom

Double-glazed obscure window to the side, bath with shower and glass screen, WC, wash basin, heated towel rail, part-tiled walls and floor, spotlights, and extractor fan.

Second Floor

Stairs rise to the second-floor landing, leading to the primary bedroom:

Primary Bedroom

Double-glazed windows to the front and rear with views of the reservoir and rear garden, high ceilings, radiators, built-in storage in the alcoves, and walk-through his-and-her wardrobes.

En Suite

Double-glazed skylight and side obscure window, walk-in wet room-style shower with glass screen, WC, wash basin on slate countertop with open storage shelving, decorative tile splashbacks, part-tiled walls and Mandarin Stone tiled floor, extractor fan, and heated towel rail.

Outside

Front Garden

Key-block brick driveway providing off-street parking for at least three vehicles, steps to a lawn bordered by laurel

hedges and mature shrubs, outside lighting, cold water tap, and barn-style doors to purpose-built storage.

Rear Garden

Generous, southwest-facing landscaped garden with raised stone patio, connecting footpaths to the studio and storage, mature borders with trees and shrubs, vegetable boxes, multiple seating areas, and a large lawn.

Half Garage

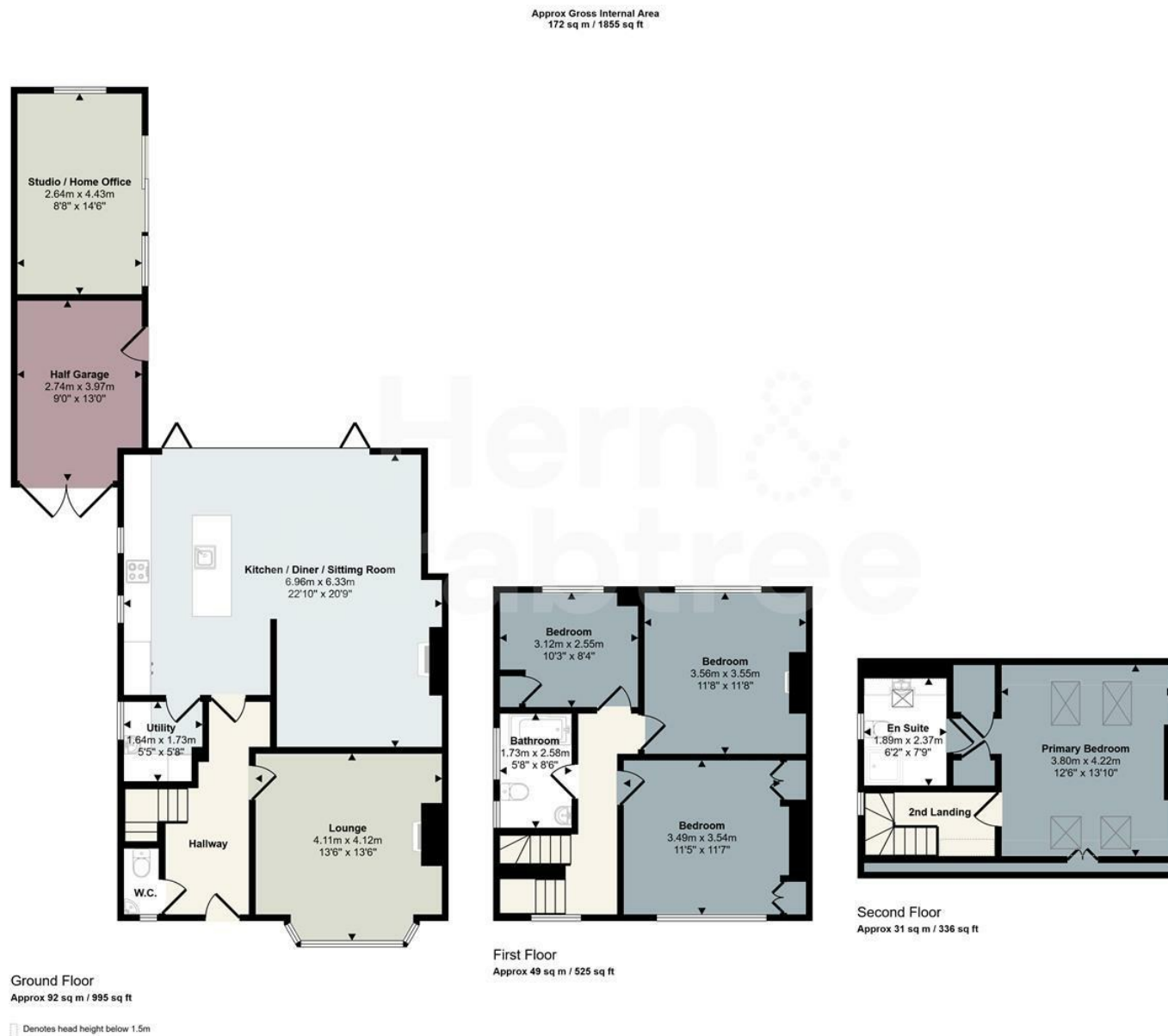
Plasterboard finish with power and light, sun lantern roof, accessible from both garden and driveway.

Tenure

Disclaimer







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		
England & Wales	EU Directive 2002/91/EC	

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Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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