



 4  1  2

8 South Rise, Llanishen, Cardiff, CF14 0RH

Offers in excess of £600,000.







A distinctive semi-detached double fronted four-bedroom house, built circa 1955, extended in 2011 to a high specification, and occupying a super position fronting a very select and quiet private residential close, away from passing traffic, yet well placed within walking distance to both Llanishen Railway Station and Llanishen/Lisvane Reservoirs.

This substantial home would prove ideal for a family, with its deep front gardens, and its large and lovely private rear garden. Well improved in recent years the property provides versatile living space including an open plan stylish modern kitchen and dining room (23'5 x 7'9), completed in 2014, a cosy sitting room with wood block floors, a down stairs cloak room with a modern white suite (2014), and a separate lounge (20'0 x 11'7) inset with a stylish and stunning cast iron log burner (2014) with marble hearth, together with white PVC double glazed French doors that open onto the large rear gardens.

The first floor comprises four bedrooms and a large modern 2014 family bathroom equipped with a panel bath and a separate shower cubicle.

The property also benefits stylish contemporary Oak panelled internal doors (2016), gas heating with a combi boiler (installed in 2010) and annually serviced, white replacement PVC Georgian style double glazed windows replaced between 2011 and 2013, and modern wiring with a modern electric consumer unit/distribution box added in 2014.

A very impressive property in a delightful and sought after location.

### Llanishen Amenities

Within a short distance is Christ the King primary school located off Everest Avenue, and a little further is Llanishen High School located off Heol Hir. Close by is a very popular Welsh Medium School, Ysgol y wen, where many local children attend. Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including Honeybee House Tearooms, a Coffi Lab, a Parson's bakery, a Post Office, a Co-Op supermarket, a Natwest bank, a florist, a cafe, a card shop, and a barber

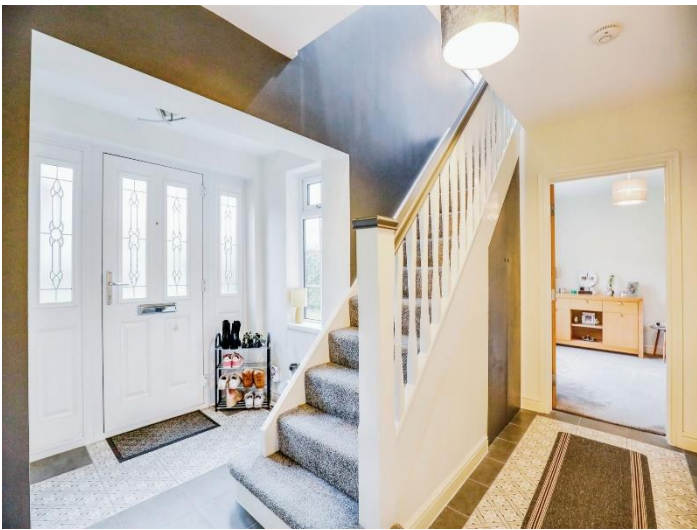
There are also two chic hairdressing salons, a general store serving everyday needs and a Fintans fish and chip takeaway and restaurant. Within the village is the historic Anglican St Isan Church in Wales, whilst concealed behind St Isan church is a local public car park and a local hub with combined library, police station and Citizens Advice Bureau. Within the immediate location there is also Llanishen Leisure Centre, and there are many public houses and restaurants including The Church Inn, The Griffin in Lisvane, and The Cottage Inn and restaurant.

Also recently opened is Villaggio Lakeside, an authentic Italian Restaurant located along Fidlas Road.

### Ground Floor Entrance Hall

Approached via a stylish composite part panelled double glazed front entrance door inset with leaded upper lights with matching side screen windows and opening into a central hall with a wide carpeted spindle balustrade staircase with useful enclosed under stair storage cupboard, stunning contemporary ceramic tiled flooring, further Georgian shaped PVC double glazed window with a front garden aspect, double radiator. Internal courtesy door panelled in contemporary grey opening into the integral garage.





### Downstairs Cloakroom

Modern white suite with walls ceramic tiled comprising slim line WC, wall mounted wash hand basin with chrome mixer taps and pop-up waste, radiator, PVC double glazed Georgian style obscure glass window to side, tiled flooring.

### Lounge

20' x 11' 7" ( 6.10m x 3.53m ) Approached independently from the entrance hall via a contemporary oak part panelled internal door with clear glass upper light windows and stylish door handles leading to a sizeable and fully separate principal reception room, inset with a stunning cast iron log burner with marble hearth, white PVC double glazed French doors with clear glass side screen windows opening on to and overlooking the large and private level rear gardens. Two radiators, Georgian style PVC double glazed window with outlooks across the deep frontage gardens and on to the quiet frontage close.

### Kitchen And Dining Room

23' 5" x 7' 9" ( 7.14m x 2.36m ) Well fitted and open plan to the sitting room, comprising of an extensive range of modern high gloss floor and eye level units with slim line chrome handles and laminate patterned worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, integrated four ring stainless steel Electrolux gas hob beneath a canopy style extractor hood, under unit lighting, walls partly ceramic tiled in retro ceramics, integrated AEG fan assisted electric oven, integrated Bush dishwasher, soft closing doors and drawers throughout, custom made cutlery



compartments, deep pan drawers, integrated fridge freezer, porcelain tiled flooring throughout, ample space for a dining table and six chairs, two double radiators, Georgian style PVC double glazed window with a pleasing rear garden outlook, white PVC double glazed clear glass French doors opening on to a raised sun terrace with outlooks that extend across the large and private rear gardens. Square opening leading to.....

### Sitting Room

12' x 12' 5" ( 3.66m x 3.78m ) A charming room with stunning wood block flooring, large radiator, PVC Georgian style replacement double glazed window with an outlook across the large and private rear gardens, two wide alcoves.

### First Floor Landing

Approached via a contemporary carpeted spindle balustrade single flight staircase leading to a spacious central landing with spindle balustrade, two PVC double glazed Georgian style replacement windows each with outlooks across the deep frontage gardens and on to the quiet frontage close, sizeable access to roof space, full height built-in storage wardrobe. Radiator.

### Bedroom One

12' 7" x 11' 7" (3.84m x 3.53m) Independently approached from the landing via a contemporary white panel door with stylish chrome handles, leading to a double size bedroom inset with a white PVC double glazed Georgian style replacement window with outlooks over the large and private rear gardens, radiator, further 2 ft deep built-in wardrobe.



### Bedroom Two

12' 7" x 10' 4" ( 3.84m x 3.15m ) Independently approached from the landing via a contemporary white panel door with stylish chrome door handles leading to a further double size bedroom, beautifully equipped with stylish Japanese style full height wardrobes built out with sliding doors, further deep 2 ft built-in wardrobe with high gloss doors and slim line chrome handles, radiator, white PVC double glazed replacement Georgian style window with a pleasing outlook over the large and private rear gardens.

### Bedroom Three

13' 4" x 7' 5" maximum (4.06m x 2.26m maximum) Independently approached from the landing via a contemporary white panel door with stylish chrome door handles leading to a good size third bedroom, equipped with a radiator and a PVC Georgian style replacement double glazed window with outlooks across the frontage drive and over the quiet frontage close.

### Bedroom Four

8' 4" x 8' 2" (2.54m x 2.49m) Independently approached from the first-floor landing via a contemporary white panel door with stylish chrome door handles, good size fourth bedroom, equipped with a radiator and a clear glass Georgian style PVC double glazed replacement window with outlooks across the deep frontage gardens and on to the quiet frontage close.





### Family Bathroom

10' 6" x 7' 8" (3.20m x 2.34m) A spacious family bathroom approached via an additional entrance recess providing 3' 4" depth x 2' 7" width. Approached from the first floor landing via a contemporary and stylish white panel door with chrome handles, leading to a large fully equipped family bathroom with a modern white suite and ceramic tiled walls and tiled flooring comprising large shaped corner ceramic tiled cubicle with chrome shower unit and clear glass sliding shower doors and screen, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., shaped panel bath with chrome mixer taps, radiator, obscure glass PVC double glazed Georgian style window to rear, air ventilator, stylish chrome vertical towel rail/radiator.

### Built-In Airing Cupboard

5' 1" x 2' 5" (1.55m x 0.74m) Equipped with a range of linen shelves and an electric ceiling light, approached independently from the family bathroom via a contemporary white panel door with chrome door handle.

### Outside Front Garden

A very deep and sizeable front garden is chiefly laid to lawn edged along one side by mature hedgerow and garden trees providing a natural screen of privacy.

### Private Entrance Drive

Private Tarmac off street vehicular entrance drive leading to....



### Integral Single Garage

17' 2" x 8' 6" (5.23m x 2.59m) Approached via an up and over door and equipped with electric power and light, a white PVC double glazed Georgian style window to the side, a wall mounted Worcester combi central heating boiler, space with plumbing for a washing machine, an independent courtesy door leading directly into the main entrance hall.

### Rear Garden

The property benefits from a large and private enclosed level rear garden chiefly laid to lawn beyond a gently raised paved sun patio terrace equipped with French drains. There is a central pathway and the garden itself is enclosed along three sides by mature laurel hedgerow and garden trees to the rear affording natural screens of privacy and security. There is also a useful side access with garden gate ideal for access for wheelie bins etc.







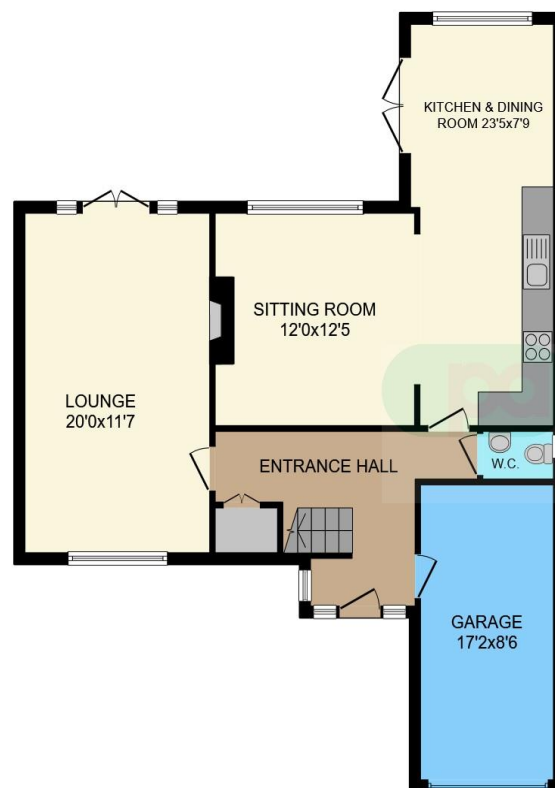




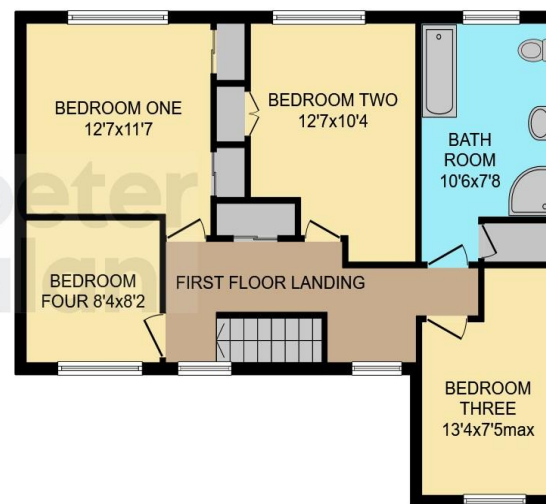


02920 618552

llanishen@peteralan.co.uk



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.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

