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90 South Rise, Llanishen, Cardiff, CF14 0RG.

£699,950



A modern spacious detached double fronted four bedroom family house, occupying a delightful position set back with wide and deep level front gardens, and overlooking quiet and private Southrise, This deceptively large detached house provides four double sized bedrooms, ideal for a growing family, and is located on a tranquil residential road, away from busy passing traffic, yet only a short walk from Llanishen Railway Station, enabling fast and economic travel to Cardiff Queen Street and Cardiff Central. Backing onto protected woodland with a charming good sized private rear garden, this substantial home was built circa 1975, with cavity elevations in facing brick, the front inset with a relief of render, all beneath a gable fronted roof of interlocking tiles. This versatile and impressive property provides further great potential to extend to the side and the rear, subject to the necessary planning applications, and building regulation requirements. The property includes gas heating with panel radiators and a new 2023 boiler, white PVC replacement double glazed windows, wood block floors, a fitted kitchen circa 2014, and two extensions. The capacious and well-designed living space is both versatile and bright, comprising four large reception rooms, the lounge being a generous (19'10 x 13'0), the sitting room being (13'8 x 12'5), and the living room being (16'0 x 9'6). There are four double sized first floor bedrooms and a family bathroom suite. Outside the property occupies a very generous and private garden plot with a double width private entrance drive, a double garage 917'1 x 15'100, a secluded front garden screened by high hedgerow to afford maximum privacy. The large rear gardens are also very private and well-designed including a good-sized children's lawn, plenty of space to kick a football around, whilst Mum and Dad sit comfortable on a large, paved sun terrace, perfect family gardens, backing onto a protected view.

## Location

This most impressive spacious family home provides great potential, ideal for a small family or a couple, occupying a truly enviable location in quiet tranquil South Rise.

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.

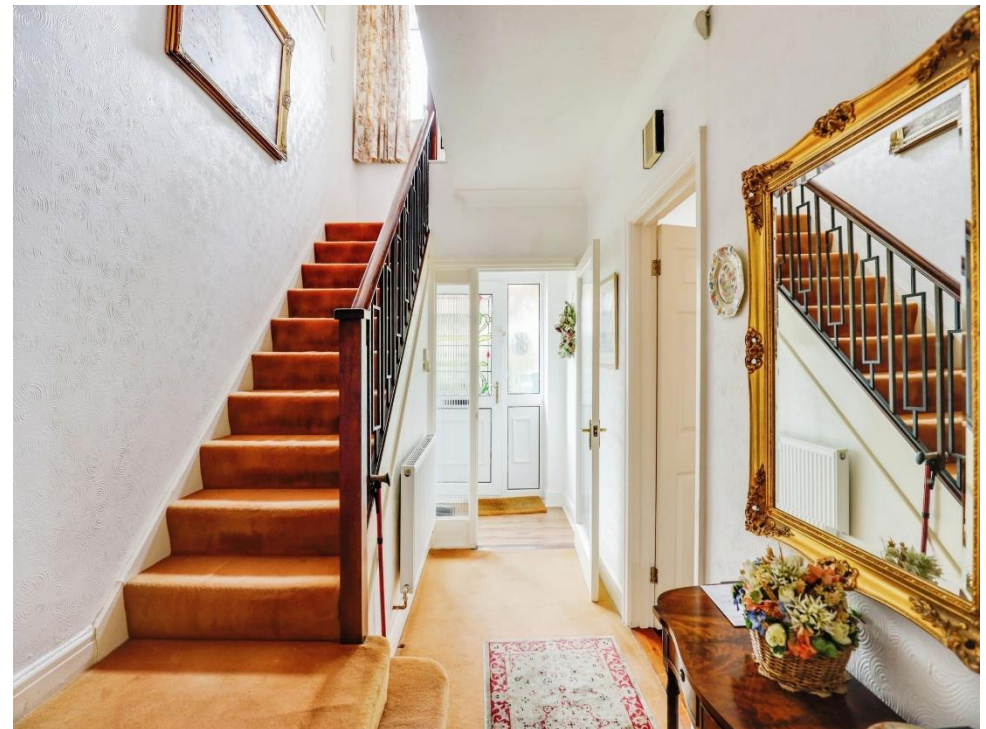
Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including a Parson's bakery, a Post Office, a Co-Op supermarket, a Natwest bank, a florist, a cafe, a card shop, a barbers, two chic hairdressing salons, a Fintans fish and chip takeaway and restaurant.

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, whilst a little further there is The Cottage Inn and restaurant, Cefn Onn Country Park, a Miller and Carter together with the newly refurbished Pendragon local pub and restaurant as well as The New House Inn Hotel and restaurant.

## Ground Floor Entrance Porch

Approached via a white PVC part panelled double glazed front entrance door inset with elegant stained glass leaded upper light windows and obscured glass side screen windows opening into a front porch with access to a useful under stair cloaks hanging cupboard and a glass panelled internal door with side screen window and regency handle opening in to the entrance hall.





### Entrance Hall

13' 10" x 7' 2" (4.22m x 2.18m) Wide carpeted staircase with half landing leading to the first floor, high coved ceiling, double radiator.

### Dining Room

12' x 10' 10" (3.66m x 3.30m) Independently approached from the entrance hall via a white traditional style panel door with Regency handle leading to a separate dining room with wood block flooring, double radiator and a white PVC double glazed window with leaded upper lights with outlooks on to the very private front gardens. Serving hatch to kitchen.

### Kitchen And Breakfast Room

11' 4" x 10' 10" (3.45m x 3.30m) Independently approached from the entrance hall via a white traditional style panel door with Regency handle leading to a fitted kitchen with an extensive range of modern floor and eye level units along two sides with slim line chrome handles and round nosed laminate patterned worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Integrated Hotpoint four ring electric hob with stainless steel surround and canopy style extractor hood, matching tall storage unit housing an integrated Bosch fan assisted electric oven with separate grill, walls part ceramic tiled, soft closing doors and drawers, custom made cutlery compartments, a concealed space with plumbing for a washing machine, integrated fridge, extensive eye level units, high coved



ceiling, space for a small breakfast table and three chairs, double radiator, Georgian style white PVC double glazed window with a matching PVC door opening on to a raised paved and private sun terrace with outlooks across the delightful and charming rear gardens tree lined and secluded and chiefly laid to lawn. Useful built-in full height pantry.

### Downstairs Cloakroom

White suite comprising pedestal wash hand basin (Heritage), with chrome taps, W.C. with china handle, PVC double glazed Georgian style obscure glass window to rear. High coved ceiling.

approached from the entrance hall via a sliding white traditional style panel door with Regency handle.

### Front Lounge

19' 10" x 13' (6.05m x 3.96m) Independently approached from the entrance hall via a white traditional style panel door with Regency handle leading to a sizeable main lounge inset with a stone fireplace with matching hearth and mantelpiece, original wood block flooring, double radiator, white PVC double glazed replacement window with leaded upper lights with outlooks across the wide frontage drive and across the very private and secluded front gardens. Archway opening to....



### Sitting Room

13' 8" x 12' 5" (4.17m x 3.78m) Approached from the lounge via a wide archway opening, leading to a very versatile and useful extra reception room, forming part of an extension, equipped with a corner window with white PVC double glazed units with leaded upper lights and outlooks across the very charming and private rear gardens, further white PVC double glazed Georgian style outer door with obscure glass leading on to a rear sun terrace. Double radiator.

### Living Room

16' x 9' 6" ( 4.88m x 2.90m )

A further reception room, the fourth to be accurate, again forming part of an extension behind the double garage, equipped with a timber casement window with a rear garden outlook, a double radiator, and a further PVC double glazed outer door Georgian style with obscure glass opening on to and leading on to the rear gardens. Very useful storage cupboard housing new 2023 gas boiler.

### First Floor Landing

Approached from the entrance hall via a wide carpeted staircase with two half landings and a main landing, inset with a white PVC double glazed front window with leaded upper lights and outlooks across the very private and enclosed front gardens. Access to roof space.



**Bedroom One** 12' 10" x 10' 6" (3.91m x 3.20m) Independently approached from the landing, leading to a generous double size bedroom inset with a white PVC double glazed window with leaded upper lights and outlooks across the very private and enclosed front gardens, double radiator, coved ceiling, full range of fitted wardrobes along one wall with panel door fronts and mirrored door fronts.

**Bedroom Two** 13' 4" x 8' 9" (4.06m x 2.67m) Independently approached from the landing, leading to a further double size bedroom, inset with a white PVC double glazed window with leaded upper lights and outlooks across the enclosed rear gardens. further PVC double glazed window to side with leaded upper lights, whitewash hand basin vanity unit with tiled splashback, coved ceiling, radiator.

**Bedroom Three** 11' 6" x 10' 10" (3.51m x 3.30m) Independently approached from the landing, a further good size double bedroom inset with a white PVC double glazed window with leaded upper lights and outlooks across the large and lovely private rear gardens, double radiator, coved ceiling.

**Bedroom Four** 11' 9" x 10' 10" (3.58m x 3.30m) Independently approached from the landing, a further double size bedroom inset with a white PVC double glazed window with leaded upper lights and outlooks across the large and private front gardens, double radiator, coved ceiling.



**Family Bathroom** 7' 5" x 7' 3" (2.26m x 2.21m) With walls partly ceramic tiled, Indian Ivory coloured suite comprising shaped panel bath with Triton shower unit and rail and curtain over, pedestal wash hand basin with mixer taps, bidet with mixer taps, W, C., radiator, coved ceiling, white PVC double glazed window with leaded upper lights and a rear garden outlook.

Outside Entrance Drive

Double width private off street vehicular entrance drive leading to.....

**Double Garage** 17' 1" x 15' 10" (5.21m x 4.83m)

Approached via a double sized up and over door, electric power and light, internal courtesy door leading into the rear living room. Primrose Twyford's pedestal wash hand basin neatly placed within the corner with chrome taps. Gas meter, electric meter.

**Front Garden** Totally level and chiefly laid to lawn edged with borders of shrubs and plants and afforded privacy and security by means of a high screen of hedgerow and laurel trees along two sides.

**Rear Garden** A truly delightful and charming private rear garden large comprising of a substantial main lawn edged with borders of shrubs and plants, tree lined and fully enclosed by timber fencing to afford privacy and security and housing a summer house with two paved patio areas. The lawned rear gardens lead to a raised paved sun terrace with sandstone slabs approached comfortably from both the sitting room and the kitchen, benefiting from an outside floodlight with sensor, and an outside water tap.

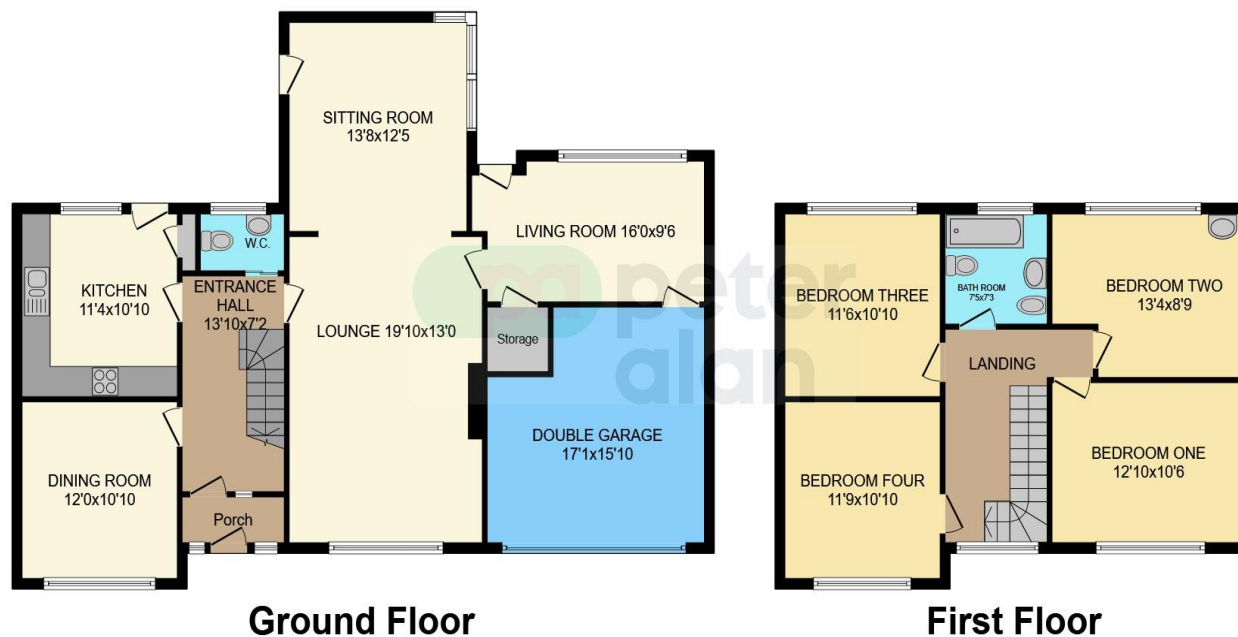






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