

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60 South Rise, Llanishen, Cardiff, CF14 0RG

£625,000



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A truly capacious detached three/four bedroom double fronted dormer bungalow, built in 1968 by Messrs Parfitt Builders, a well know private local Cardiff developer, constructed with cavity elevations in facing brick, inset with reliefs of white render, all beneath a deep pitched roof of interlocking tiles.

This delightful home occupies a lovely position fronting highly favoured South Rise, a quiet road, away from busy passing traffic, and providing an impressive 1986 square feet. Special features include a very functional in and out private entrance drive, and a large and lovely rear garden, which backs onto protected allotments, which also back to Llanishen Reservoir.

The property benefits white PVC double glazed replacement windows, a sophisticated intruder alarm, and modern gas heating with panel radiators.

The well designed and versatile living space comprises an open fronted porch, an entrance hall, a super-sized lounge and dining room, a fitted kitchen, a large utility room, a downstairs cloak room, a sitting room/ study, being the former garage, two double sized ground floor bedrooms, two bathrooms, one being ensuite, and a further third attic bedroom, which is approached by an independent custom-made staircase from the entrance hall.

A very large and well-maintained bungalow, available with no chain. Must be seen!

Ground Floor Entrance Porch

Open fronted, block paved threshold.

Entrance Hall

Approached via a PVC part panelled Georgian style double glazed front entrance door with obscure glass with matching side screen windows leading into a central hallway with a high coved ceiling, radiator, upper light matching PVC Georgian Style double glazed obscure glass window to front, further radiator within a pretty casement cover, large full height built in storage cloaks cupboard.

Kitchen

12' 8" x 10' 9" Max (3.86m x 3.28m Max) Fitted along 3 sides with a comprehensive range of panel fronted floor and eye level units beneath square nosed laminate patterned worktops, incorporating a double bowl stainless steel sink with chrome mixer taps and double drainer, integrated four ring gas hob beneath a stylish extractor hood, tall storage unit housing a Neff integrated fan assisted electric oven with slip and slide door plus further integrated microwave combi oven, space for the housing of an upright fridge freezer, corner breakfast bar, pretty glass fronted eye level display cabinets, walls chiefly ceramic tiled, integrated Blomberg dishwasher, ceramic tiled flooring, PVC double glazed clear glass window with a pleasing side garden aspect.

Lounge

21' 8" x 16' 5" (6.60m x 5.00m)

A capacious principal reception room, independently approached from the entrance hall, and inset with PVC double glazed sliding full height patio doors together with two PVC double glazed clear glass windows each opening onto and overlooking the sizeable and well tendered landscaped rear gardens. Charming woodblock flooring throughout, two radiators each with pretty casement covers, stone fire surround, high coved ceiling, further open radiator.





Bedroom/2nd Sitting Room/Study

17' 1" x 9' 5" (5.21m x 2.87m) Independently approached from the entrance hall and providing a very useful and versatile reception room, ideal as a home office or study, sitting room or snug. Equipped with three PVC double glazed clear glass side windows, together with a further timber casement patterned glass front window allowing additional natural light. Large radiator.

Utility Room

12' x 10' 1" (3.66m x 3.07m) Approached via a deep entrance recess directly accessible from the entrance hall, equipped with units along three sides to both floor and eye level, round nosed laminate patterned worktops, stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, space with plumbing for a washing machine, ceramic tiled flooring, walls part ceramic tiled, PVC double glazed clear glass side screen window, further PVC double glazed window with a pleasing garden outlook, further stable door with decorative door furniture opening onto the delightful rear gardens. Radiator.

Downstairs Cloakroom

Independently approached from the utility room and comprising of a wc with a clear glass PVC double glazed side screen window.



Master Bedroom One

14' 1" x 10' 7" (4.29m x 3.23m) Independently approached from the entrance hall, leading to a sizable double bedroom with full height built out wardrobes, a radiator with a pretty casement cover and a PVC double glazed clear glass window with an outlook onto the quiet frontage road. High coved ceiling.

En Suite Shower Room

10' 6" x 7' 10" (3.20m x 2.39m) Walls largely ceramic tiled, suite comprising corner shaped shower cubicle with sliding clear glass doors and matching screen, chrome shower unit, wc with concealed cistern, large shaped mounted wash hand basin with mixer taps, pop up waste and a built out vanity unit with high gloss doors with chrome handles, ceramic tiled floor, vanity fly shelf with bathroom mirror and vanity shelves, radiator, patterned glass PVC double glazed window to rear.

Bedroom Two

12' 7" x 11' (3.84m x 3.35m) Equipped with full height mirrored front wardrobes with sliding doors along one wall, approached independently from the entrance hall, high coved ceiling, radiator, PVC double glazed window with an outlook onto the quiet frontage road.



Shower Room

Stylish contemporary modern suite with walls ceramic tiled and floor, comprising triple length contemporary shower with chrome fittings including a rainfall shower fitment and a separate shower fitment, clear glass sliding door and screen, wall mounted shaped wash hand basin with chrome mixer taps, pop up waste and built out vanity drawers, slimline wc, chrome vertical towel rail/radiator, high ceiling with spotlights, air ventilator, two patterned glass PVC double glazed windows to rear.

First Floor Bedroom Three

25' x 8' 10" (7.62m x 2.69m) Independently approached from the ground floor entrance hall via a custom made enclosed single flight staircase with handrail leading to an attic bedroom, carpeted and equipped with a Velux doubled glazed rear roof window with blackout blind together with a further side diamond leaded PVC double glazed clear glass window. Access to useful eaves roof space storage area, multiple bookshelves along two sides, access to a further open attic storage space with a wall mounted combi gas central heated boiler (Main).

Outside Front Garden

Comprising of three shaped borders largely finished in slate and stone inset with mature shrubs and plants.



Entrance Drive

Private blocked paved in and out entrance drive with brick built retaining walls and wide dropped kerb access.

Former Garage

9' 9" x 9' (2.97m x 2.74m) Now a very useful storage space approached by an electronically fob operated roller front door, blocked paved flooring, internal courtesy door leading into the main entrance hall.

Rear Garden

A truly outstanding rear garden, beautifully landscaped, large and lovely mainly level and comprising of a large, paved sun terrace that continues down the side of the bungalow providing ample space for extensive patio furniture with considerable privacy by means of brick built retaining walls surmounted with close timber board fencing.

Useful garden gate providing access to the front drive, this wonderful terrace comprises of two sections one with pillared walls and leads onto a large lawn divided by a timber pergola and a double width paved entrance path that leads to a further ornamental garden section with ornamental pond and fountain and gently raised shrub borders. Further lawned section on both sides leading to a greenhouse, a summer house and a useful garden storage shed.

There is also a garden gate that provides access to the rear even though the access is now screened by mature hedges.



A beautiful garden with many interesting features, all afforded maximum privacy and security by substantial boundaries with natural garden tree screens and wave edged fencing. Further useful garden shed neatly concealed to the side, with a further full height garden gate providing access on the alternative side of the bungalow.

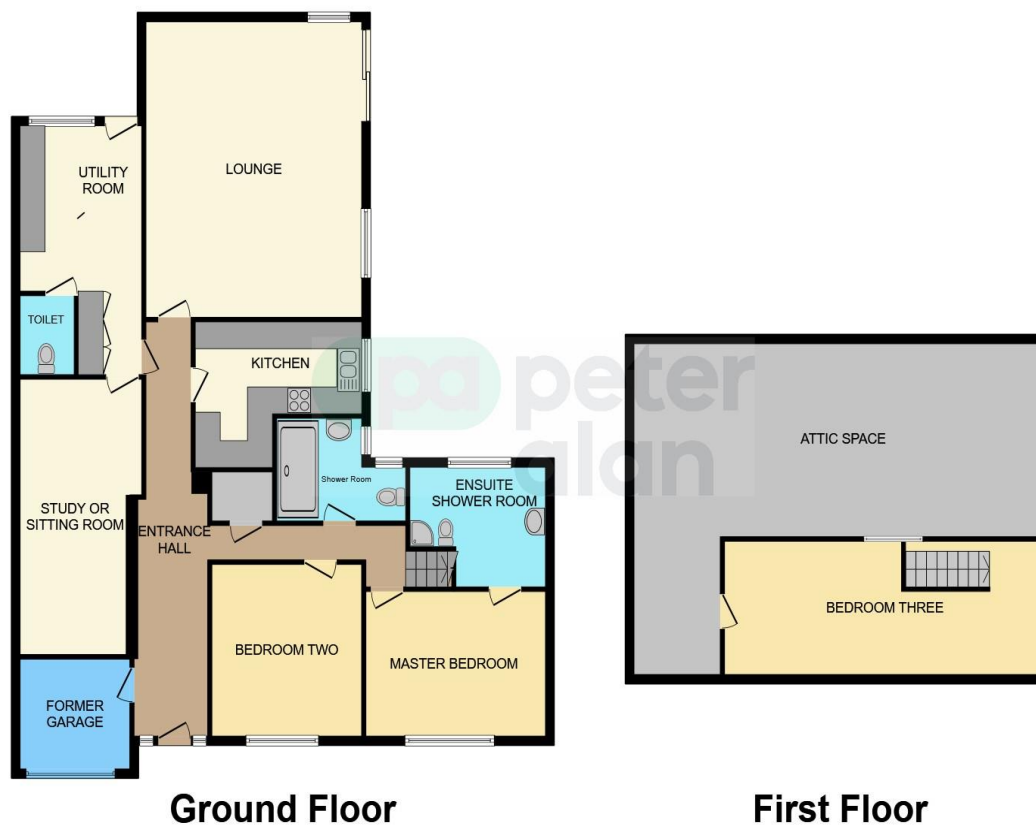






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