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42 North Rise, Llanishen, Cardiff, CF14 0RN.

Offers over £650,000.



A large and beautifully improved three/four-bedroom chalet style house, built in 1978 by Messrs Parfitt (Builders), a well know and highly respected local firm of Cardiff developers, built with cavity elevations in smooth render, above a brick plinth, all beneath a pitched roof of concrete interlocking tiles. This impeccably modernised home, has had extensive improvements largely completed in 2016, including a stunning modern stylish and contemporary fully fitted open plan kitchen and dining room (22' 2" x 15' narrowing to 11' 9"), with high gloss doors and drawers beneath stunning Corian work surfaces and integrated Neff appliances, together with PVC double glazed window and matching clear glass French door that opens onto and overlooks the private mature landscaped rear gardens. This truly superb home, occupies a delightful position, fronting a very quiet and select private residential close, away from passing traffic, yet well placed within walking distance to both Llanishen/Lisvane Reservoirs and Llanishen Railway Station, which provides fast and economic travel to both Cardiff Queen Street and Cardiff Central. Further improvements include stylish new replacement double glazed white PVC windows and outer doors (2016), gas heating with a Baxi combi boiler installed in 2016, and currently under a 10-year warranty, a new bespoke staircase with glass panels (2021), stylish contemporary oak panel internal doors (2021), and stunning fitted Oakwood wardrobes (2021). Further improvements include two new luxury bathrooms (2016). one being ensuite, a quality recently completed compressed resin entrance drive, pathway and sun garden terrace (2018), a truly impressive beautifully landscaped and private rear garden, and a large garage equipped with an electronically controlled fob operated up and over door, and a range of white high gloss base units which incorporates a white Belfast sink

with chrome mixer taps and woodwork surfaces, with space with plumbing for a washing machine and space for the housing of a tumble dryer, providing a useful utility space.

The versatile living space comprises a stylish entrance hall approached via a composite part panelled double glazed front entrance door inset with pretty bevelled leaded glass upper light windows, large lounge (24' 9" x 12' 3"), a PVC double glazed clear glass conservatory built with a cavity brick plinth outer wall and inset with French doors, an open plan kitchen and dining room, a versatile snug/bedroom four, a down stairs cloak room, whilst on the first floor there are three purpose built bedrooms and two stunning bathrooms.

A beautiful home in a tranquil location. Must be seen!

Entrance Hall Approached via a composite part panelled double glazed front entrance door inset with bevelled leaded glass upper light windows, PVC double glazed obscure glass side screen window, stylish hall with bespoke carpeted staircase in solid oak with clear glass panels and an oak balustrade, wide under stair recess, wood laminate flooring, contemporary radiator.

Lounge 24' 9" x 12' 3" (7.54m x 3.73m) Independently approached from the entrance hall via a contemporary oak glass panelled door with stylish chrome door handle leading to a generous well designed principal lounge inset with a marble fireplace with marble hearth and mantelpiece equipped with a glass fronted clear view log effect gas fire.

White replacement PVC double glazed window with outlooks on to the quiet frontage close, two contemporary radiators, sliding tilt and turn PVC double glazed patio doors opening in to....





Conservatory 9' 7" x 9' 3" (2.92m x 2.82m) Constructed with a cavity brick plinth outer wall, surmounted with white PVC double glazed clear glass windows, inset with a clear glass PVC double glazed French door that opens on to a compressed resin finished sun terrace, all beneath a polycarbonate pitched roof. Vinyl wood effect flooring, electric power point.

Kitchen And Dining Room 22' 2" x 15' narrowing to 11' 9" (6.76m x 4.57m narrowing to 3.58m) Beautifully equipped modern well fitted contemporary and stylish kitchen with high gloss doors and drawers beneath stunning work surfaces incorporating a sink unit with chrome mixer taps and integrated drainer, integrated Neff four ring electric induction hob with a matching glass splashback beneath a concealed extractor hood. Matching tall storage unit housing a fan assisted Neff electric oven, integrated Neff combi microwave oven, integrated fridge freezer, integrated Neff dishwasher, white PVC double glazed window with a side drive aspect, further PVC double glazed window with a matching clear glass French door that opens on to and overlooks the private mature landscaped rear gardens. Shaped island unit with floor storage units with high gloss doors and corner end shelves, ample space for a dining table and chairs, vinyl flooring, contemporary radiator, PVC double glazed window with a rear garden outlook, contemporary oak glass panel door to entrance hall.



Bedroom / Snug 10' 8" x 9' 5" (3.25m x 2.87m) Approached from the entrance hall independently via a contemporary oak glass panel door with stylish chrome handle leading to a versatile ground floor reception room or bedroom, equipped with a wardrobe recess measuring an additional space of 3' 9" width x 1' 5" depth, fully fitted with a built-in wardrobe with floor to ceiling doors in oak effect. Contemporary radiator, white PVC double glazed clear glass window with outlooks on to the quiet frontage close.

Downstairs Cloakroom Stylish contemporary modern white suite comprising slim line W.C., wall mounted wash hand basin with chrome mixer taps and pop-up waste, vinyl flooring, radiator, obscure glass PVC double glazed window to front, approached from the entrance hall via a contemporary oak panel door with stylish chrome handle.

First Floor Landing Approached via a carpeted oak staircase with clear glass bespoke panels and oak balustrade leading to a central landing area with further clear glass panels and an oak balustrade, contemporary radiator, white PVC double glazed window with an elevated outlook on to the quiet frontage close. Useful built-in storage/linen cupboard housing a wall mounted Baxi gas combi boiler enclosed by stylish oak effect double doors with slim line chrome handles.



Master Bedroom One 15' 3" x 11' 10" (4.65m x 3.61m) Approached independently from the landing via a contemporary oak panel door with stylish chrome door handle leading to a charming double size master bedroom, beautifully fitted with two sets of custom-made floor to ceiling wardrobes with stylish doors with slim line handles and integrated drawers, hanging space and storage shelves. White PVC double glazed window with an elevated outlook across the quiet frontage close and extending towards Llanishen Reservoir. Contemporary radiator.

Ensuite Bathroom 9' 9" x 6' 1" (2.97m x 1.85m) Approached independently from the master bedroom via a contemporary oak panel door with stylish chrome door handle leading to a full sized stylish modern contemporary white bathroom suite comprising a large Jacuzzi bath with chrome mixer taps and pop-up waste, a slim line W.C. and a shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with high gloss doors and drawers, Contemporary radiator, vinyl flooring, shaver point, obscure glass PVC double glazed window to side, contemporary radiator.

Bedroom Two 12' 3" x 11' 7" (3.73m x 3.53m) Independently approached from the first-floor landing via a contemporary oak panel door with stylish door handle leading to a further double size bedroom, equipped with a white PVC double glazed clear glass window with outlooks on to the private and landscaped rear gardens, contemporary radiator.



Bedroom Three 12' 3" x 8' 6" (3.73m x 2.59m) Independently approached from the first-floor landing via a contemporary oak panel door with stylish chrome door handle leading to a good size third bedroom equipped with both a radiator and a clear glass PVC double glazed replacement window with elevated outlooks across the quiet frontage close extending to Llanishen Reservoir in the distance.

Family Shower Room 12' x 8' 2" maximum into an entrance recess (3.66m x 2.49m maximum into an entrance recess) Stylish and contemporary modern white shower room suite comprising a triple length shower with a chrome shower unit including a rainwater fitment and separate hand fitment, clear glass shower screen and door, slim line W.C., wall mounted wash hand basin with chrome mixer taps, pop-up waste, splashback and built out high gloss vanity drawers. Further wall mounted bathroom cabinet with high gloss doors, vinyl flooring, contemporary radiator, obscure glass PVC double glazed window to rear.

Outside Front Garden Neatly laid to lawn edged with a pretty border of stone and enclosed for privacy on one side by contemporary fencing. Compressed resin entrance path with brick paviour border and side garden with mature shrubs and plants.



Private Entrance Drive Private double width compressed resin off street vehicular entrance drive approached via a double dropped kerb, edged with brick paviours and extending down the side of the house.

Garage 18' 10" x 10' (5.74m x 3.05m) Brick built detached garage approached via a continuous compressed resin side entrance drive, which has a security door and a high brick-built security wall that leads to and opens into the rear garden. The detached garage benefits electric power and light, an electronically controlled fob operated up and over door, a range of white high gloss base units which incorporate a white Belfast sink with chrome mixer taps and woodwork surfaces, space with plumbing for a washing machine, space for the housing of a tumble dryer, White PVC double glazed obscure glass window to side, white PVC double glazed courtesy door opening into the rear gardens.

Rear Gardens A very private and beautifully landscaped rear garden comprising of a wide compressed resin sun patio terrace which is independently approached from both the kitchen and the conservatory, a further lawn is located beyond this patio, and to the rear there are sections of stone finished garden areas with pretty wood edging and borders of shrubs and plants. The garden affords maximum privacy and security by being landlocked and enclosed by a combination of timber fencing along two sides lined with climbing plants and garden trees and screened to the rear by conifers. A beautiful garden. Outside water tap, outside garden light.

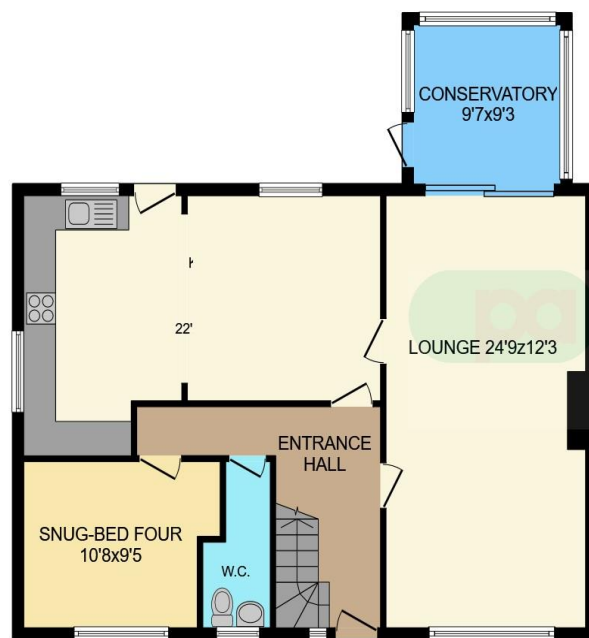




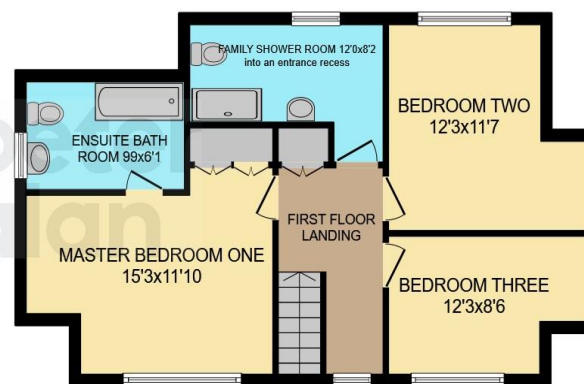


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Ground Floor



First Floor

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