

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26 The Rise, Llanishen, Cardiff, CF14 0RD.

£575,000







A traditional four-bedroom, two-bathroom semi-detached family home, built circa 1950, and benefiting a 100 FT long rear SOUTHWEST FACING rear garden, with considerable potential to extend to front and rear with planning permission having been authorised already, (now lapsed) for a significant extension. This very impressive house also enjoys considerable privacy to both front and rear, and provides a very spacious extended home, which occupies a truly delightful position, fronting a quiet and select private residential road, away from busy passing traffic, yet perfectly positioned within a short walk to Llanishen Railway Station, Llanishen Village, and both Llanishen/Lisvane newly opened reservoirs. The Rise is a very popular location, highly sought after, ideal for families, and this impressive and versatile property benefits many special features including a very large and lovely private rear garden, a private entrance drive, and a garage. Recent improvements include a stunning new fully fitted open plan kitchen and conservatory, (32'2 x 11'3), supplied and fitted by Magnet kitchens in 2021, and benefiting UNDER FLOOR HEATING, whilst French doors lead and overlook the superb gardens. The property provides 1726 square feet, and benefits gas heating with panel radiators and a new Worcester Combi boiler installed in 2016, a new electrical certificate completed in 2021, and modern cavity wall insulation added in 2011, covered with a 25-year guarantee. The well-planned living space is bright and airy and comprises an entrance porch (6'7 x 5'10), an entrance hall, a lounge (18'5 x 11'6), a formal dining room, and the open plan kitchen and conservatory. The first floor comprises three bedrooms and two bathrooms, the master bedroom being a generous (12'10 x 9'10), benefiting its own spacious ensuite bathroom, which also benefits UNDERFLOOR HEATING.

The second floor comprises a loft conversion completed in the 1980's, approached from the first-floor landing by a custom-made interdependent staircase, which leads to a generous fourth bedroom (23'9 x 10'4), inset with dormer windows that overlook the stunning rear gardens.

Further features include double glazed windows, traditional white panel internal doors, new carpets to the stairs, landing and the three first floor bedrooms (2021), and red Marley tiled windowsills. A great family home, with much further potential if required, located in a truly fabulous private tranquil residential road. Must be seen, no onward chain!

**Amenities** Within a short distance is both Christ the King and Lisvane primary schools, and a little further is Llanishen High School located off Heol Hir. Close by is a very popular Welsh Medium School, Ysgol y Wern, 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 Barclays bank, a florist, a cafe, a card shop, a barber, two chic hairdressing salons, a McColl's 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, 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** 6' 7" x 5' 10" (2.01m x 1.78m) Approached via a hardwood panelled front entrance door inset with small upper light windows, sealed double glazed patterned glass hardwood windows with side screen matching windows, tile threshold, internal courtesy door to garage.

**Entrance Hall** Approached via an oak contemporary glass panelled entrance door leading to a central hall with a wide carpeted single flight staircase leading to the first-floor landing, very useful under stair cloaks hanging cupboard. Coved ceiling, radiator.

**Lounge** 18' 5" x 11' 6" ( 5.61m x 3.51m ) Approached independently from the entrance hall via a white traditional style panel door leading to a separate principal lounge, inset with character fireplace with a living flame coal effect gas fire with marble hearth and surround, coved ceiling, double radiator, sliding sealed double glazed patio doors open onto a paved sun terrace with outlooks across the large and lovely private rear gardens, further sealed double glazed window with outlooks across the private front gardens. Stylish chrome light switch and power point.



**Dining Room** 12' 1" x 12' (3.68m x 3.66m) Approached independently from the entrance hall via a white traditional style panel door leading to a separate formal dining room currently used as a home office, high coved ceiling, stylish chrome light switches and power points, double radiator, double glazed clear glass window with a pleasing outlook on the large and lovely rear gardens.

**Kitchen And Conservatory** 32' 2" x 11' 3" (9.80m x 3.43m) Narrowing to 7 10. Well fitted with a full range of stylish contemporary modern floor and eye level units with grey doors and drawers with slim line handles beneath round nosed marble work surfaces incorporating a modern sink unit with chrome mixer taps and drainer, integrating Neff four ring gas hob beneath a concealed extractor hood, tile splashback, soft closing doors and drawers throughout, deep pan drawers, integrated Bosch dishwasher, integrated wine rack, integrated fridge freezer(Samsung), ceiling with spotlights, radiator, clear glass double glazed window to side, stylish chrome light switches and power points throughout, wood flooring, open plan to a large conservatory constructed with cavity brick plinth outer walls, inset with PVC double glazed French doors, all beneath a polycarbonate roof. Stylish power points and light switch, double radiator, delightful outlooks onto the private large and lovely rear gardens. UNDERFLOOR HEATING throughout.



**First Floor Landing** Approached via a wide carpeted single flight staircase leading to a main landing with double glazed clear glass window to front with outlooks onto the quiet frontage road, and an open outlook that extends across East Rise, built out linen cupboard with multiple shelving, storage space and radiator.

**Master Bedroom One** 12' 10" x 9' 10" (3.91m x 3.00m) With a range of fitted wardrobes with panel fronts, coved ceiling, two alcoves each fitted with low level chest of drawers, radiator, double glazed clear glass window with outlooks across the large and lovely rear gardens.

**En Suite Bathroom** 9' x 7' 2" (2.74m x 2.18m) Quality white suite with ceramic tiled walls and floor, comprising large panel bath with chrome shower unit and chrome mixer taps, very impressive dual shaped wash hand basins with chrome mixer taps and pop up waste, slim line w.c, ceiling with spotlights, air ventilator, chrome vertical towel rail/radiator, patterned glass double glazed window to rear, further patterned glass double glazed window to front. UNDERFLOOR HEATING.

**Bedroom Two** 11' 6" x 9' 8" (3.51m x 2.95m) Approached independently from the landing via a white traditional style panel door. Range of fitted wardrobes along one wall, additional alcove storage space with multiple shelving measuring 2 ft 10 width x 1 ft 4 depth, radiator, clear glass double glazed window with outlooks across the large and lovely private rear gardens.



**Bedroom Three** 8' 5" Max x 8' 3" (2.57m Max x 2.51m) Approached from the landing hall via a white traditional style panel door, radiator, clear glass double glazed window with pleasing outlooks across the private front gardens onto The Rise with an extended outlook that travels down East Rise. Family Shower Room White suite with ceramic tiled walls comprising shaped corner shower cubicle with chrome fittings including waterfall fitment, clear glass sliding doors and screen, shaped pedestal wash hand basin with chrome taps and pop-up waste, w.c, vertical towel rail/radiator, patterned glass double glazed window to side, air ventilator, ceiling with spotlights, approached independently from the landing via a white traditional style panel door.

**Second Floor** Leading to a large and very versatile loft space conversion.

**Bedroom Four** 23' 9" x 10' 4" (7.24m x 3.15m) Approached independently from the second-floor landing via a white traditional style panel door, leading to a very versatile loft space conversion, with multiple access doors that provide access to the eaves roof space storage areas, whilst the room benefits two radiators and two PVC double glazed windows each overlooking the large and lovely private rear gardens. Outside Front Garden A beautifully stocked and level front garden chiefly laid to lawn edged with maturing garden trees and conifers providing a natural screen of privacy.



**Private Entrance Drive** Block paved off street private vehicle entrance drive, able to accommodate two cars.

**Garage** 16' 7" x 9' (5.05m x 2.74m) Approached from the entrance drive via a modern up and over door, electric power and light, space with plumbing for a washing machine, space for the housing of a tumble dryer, wall mounted Worcester gas combi central heating boiler.

**Rear Garden** The property benefits a very large and lovely SOUTH WEST FACING 100 FT LONG REAR GARDEN, impressive and totally private rear garden, completely level, chiefly laid to lawn beyond a paved sun terrace, enclosed by screens of natural garden trees and hedgerow affording maximum privacy and security, and neatly concealed at the bottom of the rear garden is a secret area which includes a further lawn and houses a small summer house and a large garden shed with a concrete base. This amazing rear garden is perfect for a family with its incredible open space and its considerable privacy.













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