

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANTRISANT RISE  
LLANDAFF



# Llantrisant Rise




Llandaff, CF5 2PG - £655,000

A wonderful detached four bedroom house located in the prime location of Llantrisant Rise, Llandaff - a popular and sought after residential suburb conveniently located for schools, shops, cafes, public houses & eateries.

This property boasts an impressive 1,940 sq ft of living space. The accommodation briefly comprising; a spacious entrance hallway, lounge, study, open-plan kitchen/dining/family room, garden room, utility room and wc. To the first floor is the primary bedroom with walk-in-wardrobe & en-suite, a further three spacious bedrooms and a large family bathroom.

The property offers a driveway for two cars, and a double garage, providing secure parking for your vehicles and additional storage space.

Overall, this house offers a perfect blend of space, comfort, and convenience.

 4 bedroom(s)  3 bathroom(s)  1940.00 sq ft

## ENTRANCE HALL

**W.C**  
2.46m x 1.98m (8'1 x 6'6)

**STUDY**  
2.46m x 2.95m (8'1 x 9'8)

## UTILITY ROOM

**KITCHEN**  
4.32m x 2.95m (14'2 x 9'8)

**DINING ROOM**  
3.56m x 2.74m (11'8 x 9)

**LIVING ROOM**  
5.92m x 3.35m (19'5 x 11)

**CONSERVATORY**  
3.71m x 6.17m (12'2 x 20'3)

## LANDING

**FAMILY BATHROOM**  
2.51m x 2.90m (8'3 x 9'6)

**PRIMARY BEDROOM**  
4.14m x 3.00m (13'7 x 9'10)

## WALK-IN-WARDROBE

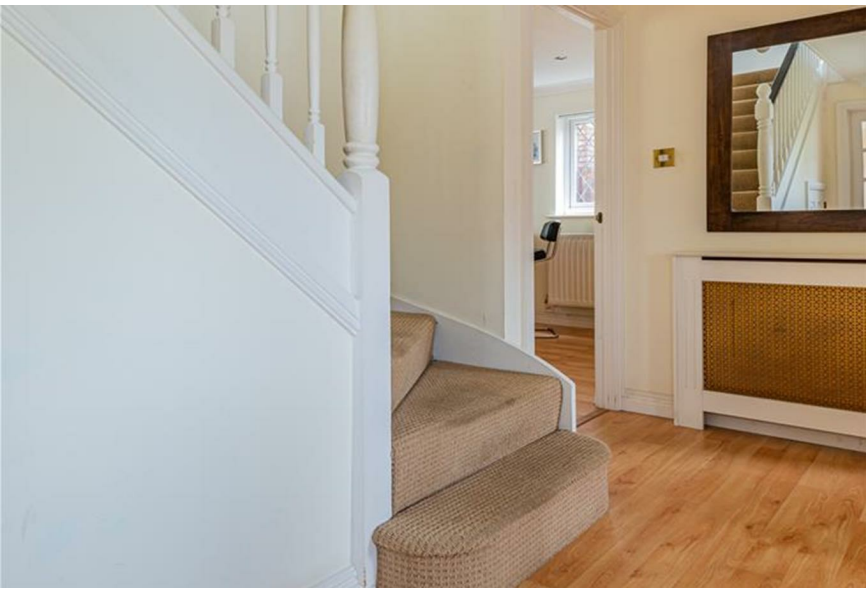
**EN-SUITE**  
2.51m x 2.11m (8'3 x 6'11)

**BEDROOM 2**  
3.63m x 2.77m (11'11 x 9'1)


**BEDROOM 3**  
2.64m x 3.40m (8'8 x 11'2)

**BEDROOM 4**  
3.18m x 2.46m (10'5 x 8'1)

**GARAGE**  
5.54m x 5.49m (18'2 x 18)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Llantrisant Rise, Llandaff, CRF

Main Building: Total Interior Area 1423.04 sq ft



Ground Floor



1st Floor

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



iGUIDE