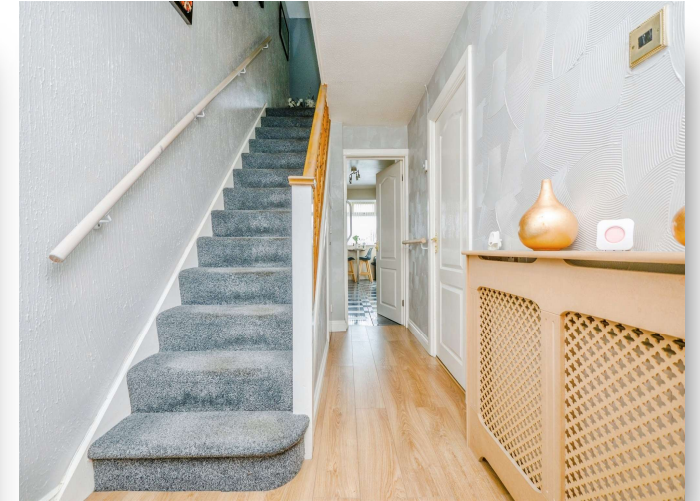




Hill Rise, Llanedeyrn Cardiff CF23 6UJ

welcome to

Hill Rise, Llanedeyrn Cardiff

No Onward Chain! A spacious three-bedroom mid-terrace home in the popular area of Llanedeyrn, close to local amenities, schools and transport links. Featuring a generous lounge/dining area, fitted kitchen, front and rear gardens, and a garage en bloc. Ideal family home - viewing highly recommended!

Ground Floor

Entrance

Via double glazed double doors providing access to:

Porch

Single glazed secondary door into:

Hall

Stairs rising to first floor, radiator, laminate flooring and doors providing access to:

Lounge Area

14' 2" x 11' 8" (4.32m x 3.56m)

Double glazed window to front aspect, radiator, laminate flooring, electric fire and archway opening to:

Dining Area

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to rear aspect, radiator and laminate flooring.

Kitchen

11' 11" x 8' 2" (3.63m x 2.49m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for washing machine and fridge/freezer, radiator, tiled flooring and opening to:

Diner

8' 6" x 5' 7" (2.59m x 1.70m)

Flat roof, extended to rear, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Built in cupboard housing combi boiler and doors providing access to:

Bedroom One

13' 9" x 10' 5" (4.19m x 3.17m)

Double glazed window to front aspect, radiator, fitted wardrobe and built in wardrobe.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to rear aspect, radiator and overbed fitted wardrobes.

Bedroom Three

9' 10" x 7' 6" (3.00m x 2.29m)

Double glazed window to front aspect, radiator and built in wardrobe.

Bathroom

Fitted with a two piece suite comprising walk in shower area, wash hand basin inset to vanity unit, radiator, partially tiled walls and double glazed window to rear aspect.

Separate Wc

Fitted with a WC, vinyl flooring, tiled walls and double glazed window to rear aspect.

Outside

Front Garden

Mainly laid to lawn, established shrubs and path leading to front entrance.

Rear Garden

Enclosed with raised pressed concrete patio with steps leading down to gated access.

Garage En-Bloc

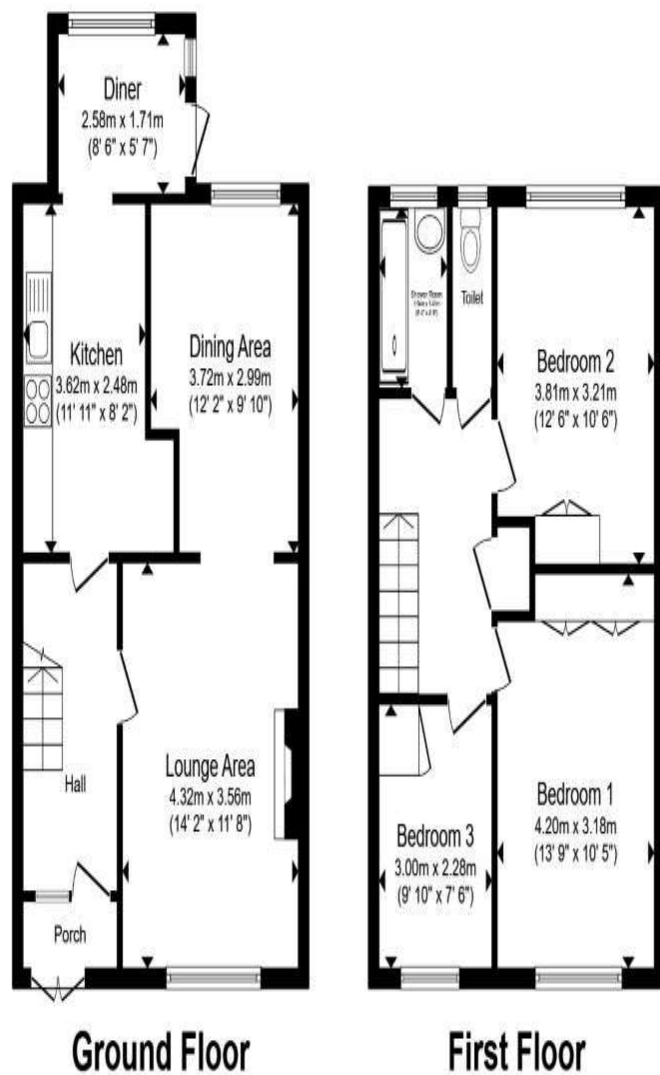
With up and over door.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 95.2 m² (1,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Hill Rise,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen/Diner
- First Floor Shower Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA115209



Property Ref:
ROA115209 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk