David Ricketts



THREE BEDROOM DETACHED FAMILY HOME

East Rise

LLANISHEN · CARDIFF

COMPLETELY REFURBISHED
& EXTENDED THROUGHOUT

ROOF LANTERN
& BI-FOLDING DOORS

1,411 SQ FT
131.1 SQ M APPROX.

ARRANGE A VIEWING
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WELCOME

A completely refurbished and extended *family home* on East Rise

This exceptional three-bedroom detached family home occupies a sought-after position on East Rise in Llanishen, just metres from Lisvane and Llanishen Reservoir. Having undergone a complete refurbishment and extension, the property combines traditional bay-fronted architecture with contemporary interiors, generous living accommodation and beautifully landscaped gardens.

Extending to approximately 1,411 sq. ft. including the garage, this is a fantastic opportunity to acquire a comprehensively refurbished detached home in one of North Cardiff's most desirable residential locations.

3	1,411	131	1
BEDROOMS	SQ FT INCL. GARAGE	SQ M APPROX.	DETACHED GARAGE

KEY FEATURES

Contemporary interiors, *generous* space

01 Completely refurbished and extended throughout

02 Exceptional three-bedroom detached family home

03 Central kitchen island, roof lantern and bi-folding doors

04 Impressive open-plan kitchen, living and dining area

05 Private driveway and detached garage

06 Beautifully landscaped front and rear gardens

07 Separate bay-fronted living room

08 En-suite currently being installed



ENTRANCE HALL



HERRINGBONE FLOORING THROUGHOUT



KITCHEN, LIVING & DINING

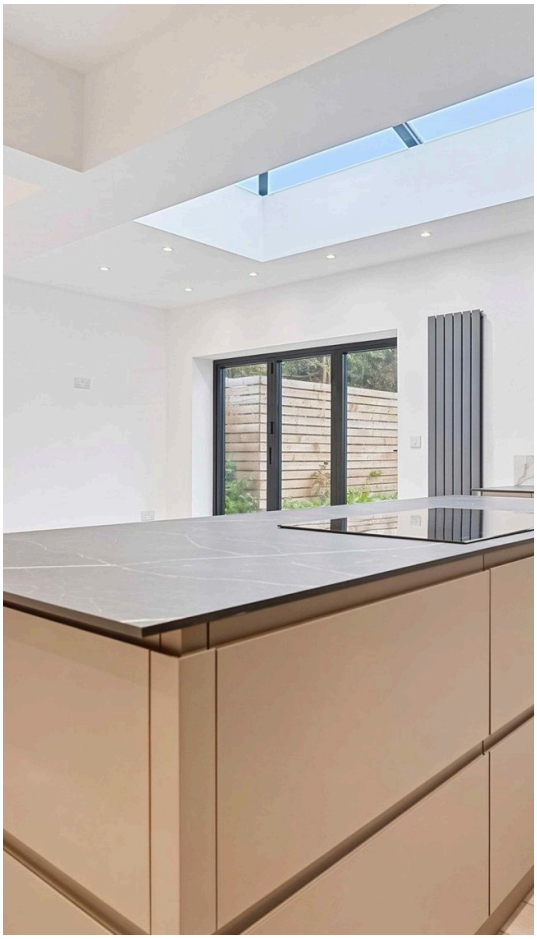
The heart of the *home*

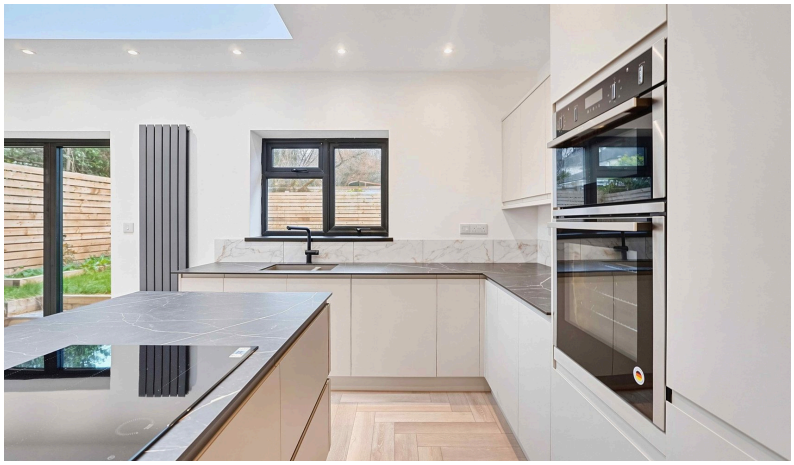
OPEN-PLAN SPACE

21'9" × 17'10"

6.62M × 5.44M

Flooded with natural light from a large roof lantern and anthracite bi-folding doors, this superb space features a contemporary fitted kitchen with handleless cabinetry, a substantial central island, integrated ovens, marble-effect splashbacks and stylish vertical radiators. The herringbone flooring continues throughout, with the bi-folding doors opening directly onto the landscaped rear garden, making this an ideal space for both everyday family living and entertaining.









THE LIVING ROOM

18'0" × 12'3" · 5.49M × 3.74M

To the front of the property is a separate bay-fronted living room, retaining the traditional character of the house.





HALL, UTILITY & WC

UTILITY 6'0" × 4'10" · 1.82M × 1.47M
WC 6'0" × 2'11" · 1.82M × 0.89M

Upon entering, a spacious entrance hallway features attractive herringbone flooring and a contemporary oak staircase with glass balustrades.

A separate utility room and downstairs WC complete the ground floor accommodation.

THE BEDROOMS

Three *well-proportioned* bedrooms

To the first floor are three well-proportioned bedrooms, including a generous bay-fronted principal bedroom. All have been freshly decorated and fitted with new carpets. A brand-new en-suite bathroom is currently being installed, further enhancing the first-floor accommodation.

PRINCIPAL 14'1" × 12'3" · 4.29M × 3.74M
BEDROOM 2 12'3" × 11'1" · 3.74M × 3.38M
BEDROOM 3 11'10" × 8'10" · 3.61M × 2.69M





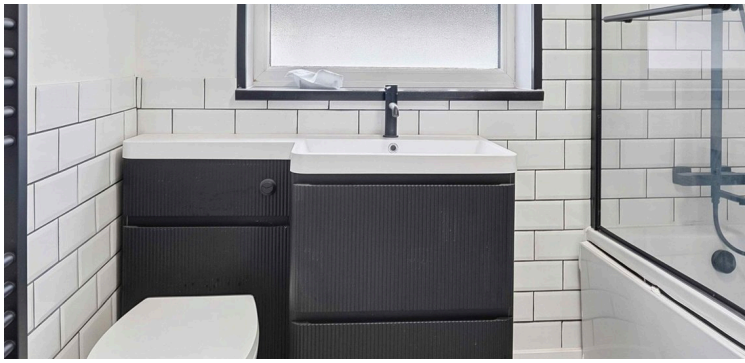




THE BATHROOM

7'6" × 6'4" · 2.29M × 1.93M

The contemporary family bathroom features striking monochrome patterned flooring, white metro tiling, a fluted vanity unit and a bath with overhead rainfall shower and matt black fittings.





THE GARDENS

GARAGE 16'8" × 9'3" · 5.07M × 2.81M

Externally, the property has been beautifully landscaped to both the front and rear. The attractive frontage features a raised lawn, contemporary rendered boundary walls, planted borders and a generous block-paved driveway providing off-road parking and access to a detached garage.

The enclosed rear garden features a newly laid lawn, paved seating area, raised planting borders and contemporary horizontal timber fencing.



THE LOCATION

Metres from the reservoir, in a *sought-after* setting

The location is equally impressive, with Lisvane and Llanishen Reservoir just metres away, offering beautiful waterside walks, outdoor activities and a café overlooking the water.

Llanishen village, local shops, schools, railway stations and regular transport links into Cardiff city centre are all within easy reach, in one of North Cardiff's most desirable residential locations.

Lisvane & Llanishen Reservoir

Waterside walks, outdoor activities and a café overlooking the water, just metres away.

Llanishen Village

Local shops and everyday amenities within easy reach.

Schools

Local schools are within easy reach.

Railway stations

Nearby stations and regular transport links.

Cardiff city centre

Regular transport links into the city.

FLOOR PLANS

Ground & first floor



Open-plan kitchen / living / dining	21'9" × 17'10" 6.62m × 5.44m
Living room	18'0" × 12'3" 5.49m × 3.74m
Utility room	6'0" × 4'10" 1.82m × 1.47m
WC	6'0" × 2'11" 1.82m × 0.89m
Garage	16'8" × 9'3" 5.07m × 2.81m

Principal bedroom	14'1" × 12'3" 4.29m × 3.74m
Bedroom 2	12'3" × 11'1" 3.74m × 3.38m
Bedroom 3	11'10" × 8'10" 3.61m × 2.69m
Bathroom	7'6" × 6'4" 2.29m × 1.93m
En-suite (being installed)	6'8" × 4'10" 2.03m × 1.48m

GROUND FLOOR
896 SQ FT · 83.3 SQ M

FIRST FLOOR
514 SQ FT · 47.8 SQ M

TOTAL INCL. GARAGE
1,411 SQ FT · 131.1 SQ M

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Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested. These particulars are for guidance only and do not form part of any contract. Floor plan produced with Metropix.



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