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1 East Rise, Llanishen, Cardiff, CF14 0RU.

Offers over £650,000

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alan**

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A beautifully modernised larger three bedroom detached double fronted 1955 house, fully renovated by the current owners within the last 12 months, and providing a super-sized versatile residence, comprising 1277 square feet, and occupying a superb position fronting quiet and select East Rise, a private residential close, away from passing traffic, yet only a short walk from both Llanishen Railway Station and Llanishen/Lisvane newly opened Reservoirs with their special cafe and restaurant.

This imposing home has been extensively modernised to a very high specification including a capacious new quality fully fitted open plan kitchen, dining room and family room with luxury integrated appliances, contemporary fittings, and work tops and luxury floors.

Double glazed bi-folding doors open onto a professionally landscaped rear garden with access to both sides, fully enclosed with stylish fencing and afforded maximum privacy and security.

The property benefits stunning new double-glazed windows and outer doors, new gas heating with stylish radiators, a full re-wire, and stunning new floorings throughout. Further improvements include stylish new internal doors, re-plastered walls, and ceilings throughout, a new downstairs cloak room and a new family bathroom with fabulous fittings. The living space also includes a large front lounge with a wide bay window, a separate utility room, and three good sized double bedrooms.

Outside a new block paved entrance drive leads to a single garage. Ideal for a small family or perfect for a professional couple or retirement couple. The property is available with no chain, and viewing is strongly recommended. Must be seen!

Aml Fee

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor Entrance Reception Hall

Approached via a composite double glazed front entrance door leading to a spacious main hall with a solid oak returning carpeted staircase with clear glass bespoke panels and a useful under stair storage cupboard, slate tiled threshold, double radiator, high ceiling.

Inner Hall

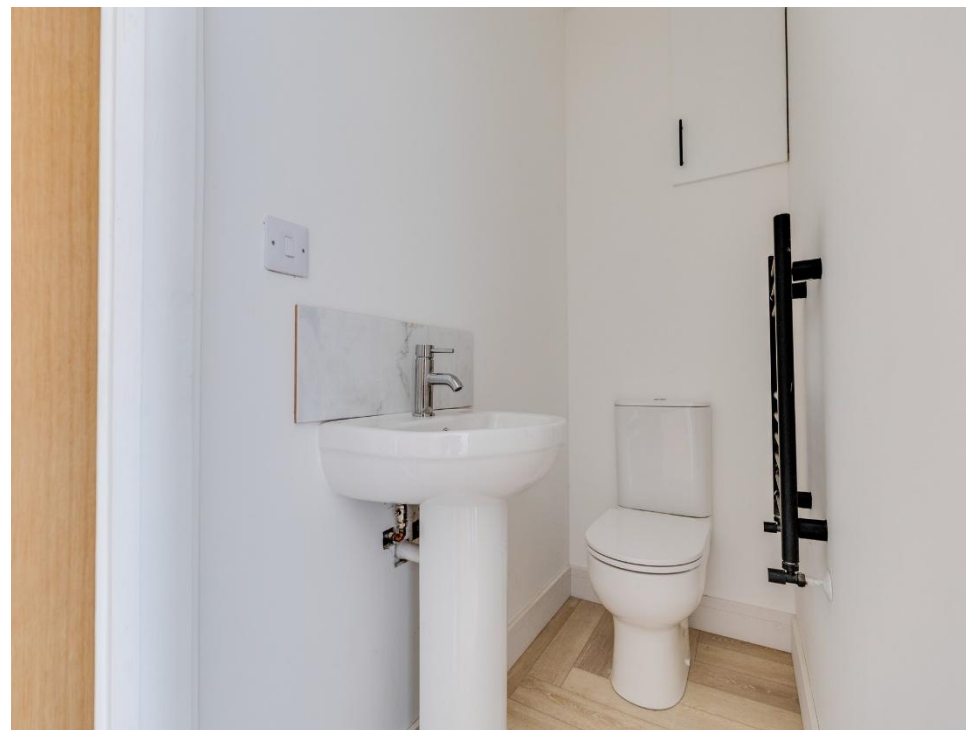
With luxury flooring and access to...

Downstairs Cloakroom

Stylish contemporary modern white suite with shaped pedestal wash hand basin with chrome mixer taps and tiled splashback, slimline w.c, continuous luxury flooring, vertical radiator in black, ceiling with spotlights.

Front Lounge

17' 5" x 12' 2" (5.31m x 3.71m) Approached from the inner hallway via a contemporary oak panel door leading to a spacious reception room inset with a wide splayed bay with new PVC double glazed windows with outlooks onto the quiet frontage close, double radiator, high ceiling.





Kitchen & Dining/Family Room

21' 1" x 17' 7" (6.43m x 5.36m)

Luxury newly fitted high specification kitchen with high gloss units along two sides beneath stunning worktops, large island unit inset with a Neff five ring induction hob with extensive deep pan drawers with soft closing facility, concealed cutlery drawers, breakfast bar, integrated fan assisted Neff electric oven with separate grill, large Beko American style fridge freezer, larder unit with concealed door inner spice shelves all soft closing, sink unit with dark black mixer taps and separate vegetable cleaner and drainer, integrated Lamona dishwasher, ceramic tile splashback, ceiling with spotlights, contemporary radiator, contemporary vertical radiator, luxury flooring, double glazed composite bi folding doors open onto and overlook the very private enclosed rear gardens, further double glazed window with a rear garden outlook. Stunning orangery style glass lantern ceiling window. Air ventilator.

Utility Room

6' x 5' (1.83m x 1.52m)

New wall mounted gas central heating boiler (I-Mini 2C30), matching base units with high gloss doors, matching worktops, tile splashback, space for the housing of a washing machine, space for the housing of a tumble dryer, water stopcock, contemporary oak panel door, continuous luxury flooring.



First Floor Landing

Approached via a custom-made oak returning carpeted staircase with contemporary glass panels leading to a first-floor landing, new PVC double glazed window with outlooks onto the quiet frontage close, access to roof space via a drop-down ladder.

Master Bedroom One

14' x 12' 2" (4.27m x 3.71m)

A double sized bedroom approached from the landing via a contemporary white panel door with dark black handles leading to a double sized bedroom with newly carpeted flooring, double radiator and a wide splayed bay with new replacement PVC double glazed windows with outlooks onto the quiet frontage close.

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)

Newly carpeted, approached from the landing via a new contemporary white panel door leading to a good size double bedroom with a radiator, high ceiling and a new PVC double glazed window with outlooks across the rear gardens.

Bedroom Three

11' 5" x 8' 4" (3.48m x 2.54m)

Approached from the landing via a white contemporary panel door leading to a further double size bedroom equipped with a radiator and a new PVC double glazed window with a rear garden outlook.



Family Bathroom

7' 8" x 6' 4" (2.34m x 1.93m) Approached from the landing via a white contemporary panel door with dark black door handles leading to a stunning new bathroom suite in white with retro tiled walls and retro tiled floor comprising shower bath with dark black fittings including waterfall fitment, shower fitment, clear glass shower panel with dark black trim and handle, shaped wash hand basin with dark black mixer taps and pop up waste with a built out vanity unit, w.c with concealed cistern, dark black vertical radiator, replacement PVC double glazed obscure glass window to side, air ventilator.

Outside Front Garden

Double sided and laid to lawn inset with a slate pathway edged with low boundary walls with slate topped edging.

Entrance Drive

New block paved off street vehicular entrance drive.

Side Gardens

There is access to both side gardens to the rear, one incorporating a garden gate.

Rear Gardens

Very private and landscaped, chiefly laid to lawn edged with raised flower beds bordered with railway sleepers and fully private by timber fencing along three sides to afford maximum privacy and security. Sun terrace neatly positioned in the corner right hand side of the back garden.

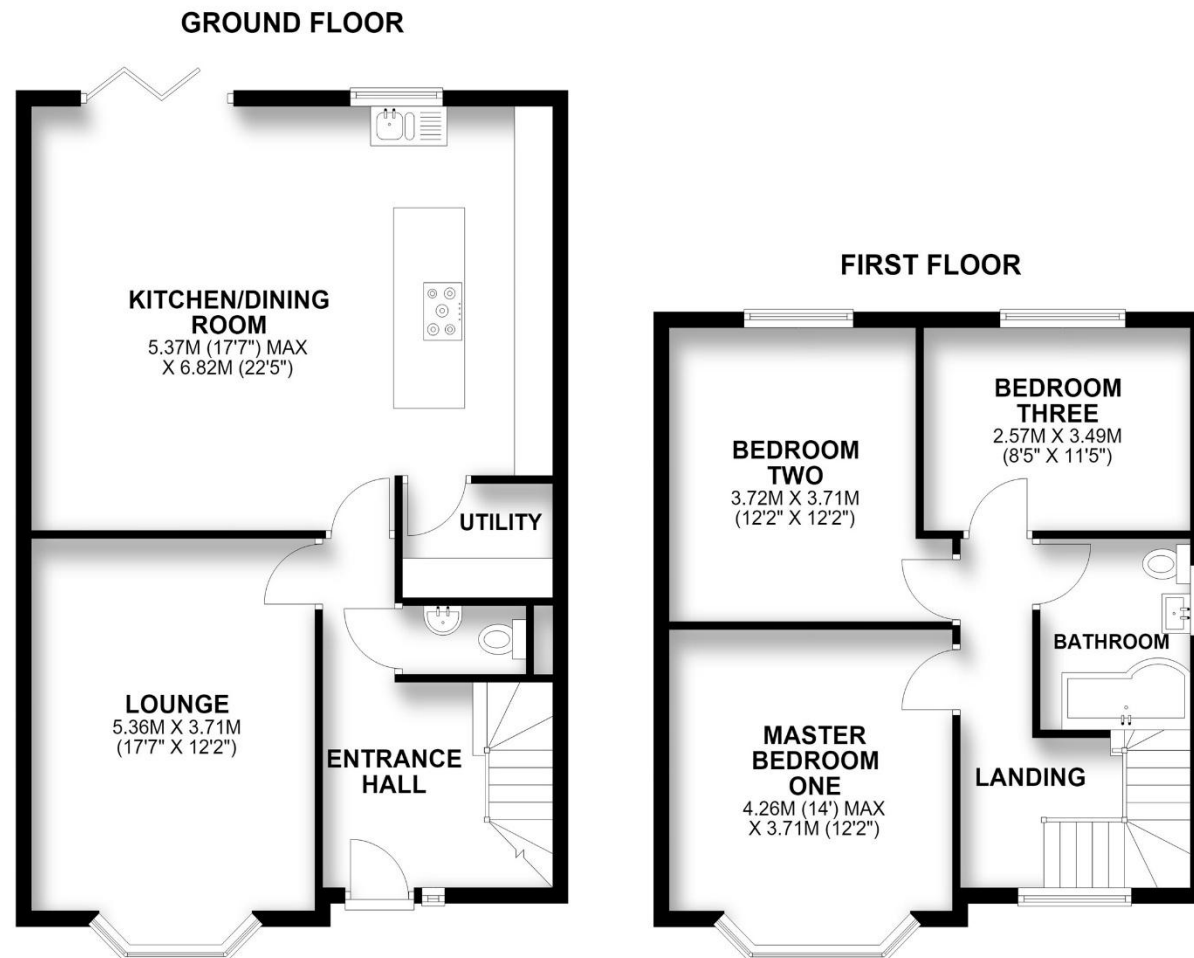






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