

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HILL RISE
LLANEDYRN



ENTRANCE HALL

LOUNGE
3.58m x 4.09m (11'8" x 13'5")

DINING ROOM
3'03m x 4'28m (9'10" x 13'1" x 91'10")

KITCHEN
8'5m x 14m (26'2" x 16'4" x 45'11")

LANDING

BEDROOM ONE
10'04m x 14'11m (32'9" x 13'1" x 45'11" x 36'1")

BEDROOM TWO
10'04m x 12'06m (32'9" x 13'1" x 39'4" x 19'8")

BEDROOM THREE
7'7m (22'11" x 22'11")

BATHROOM
7'7m x 7'0m (22'11" x 22'11" x 22'11" x 0'0")

LOFT ROOM

GARDEN
Front and Rear Gardens

TENURE
Freehold- To be confirmed by your legal advisor

COUNCIL TAX
Band D

SCHOOL CATCHMENT
Springwood Primary School
Llanishen High School (year 2024-25

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25





HILL RISE

LLANEDEYRN, CF23 6UH - £250,000



3 Bedroom(s)



1 Bathroom(s)



1054.00 sq ft

Offers over £250,000 Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom family home. The property briefly comprises of entrance hall, lounge, open plan modern kitchen / dining area to the ground floor, to the first floor there are three bedrooms and a modern family bathroom. An ideal opportunity to move straight in and enjoy the benefits of the current owners hard work. Outside there are front and rear gardens, the rear garden has potential for off road parking. Situated in a quiet, well established development with close proximity to local shops, schools and UWIC as well as a regular bus route to Cardiff city centre.



PROPERTY SPECIALIST

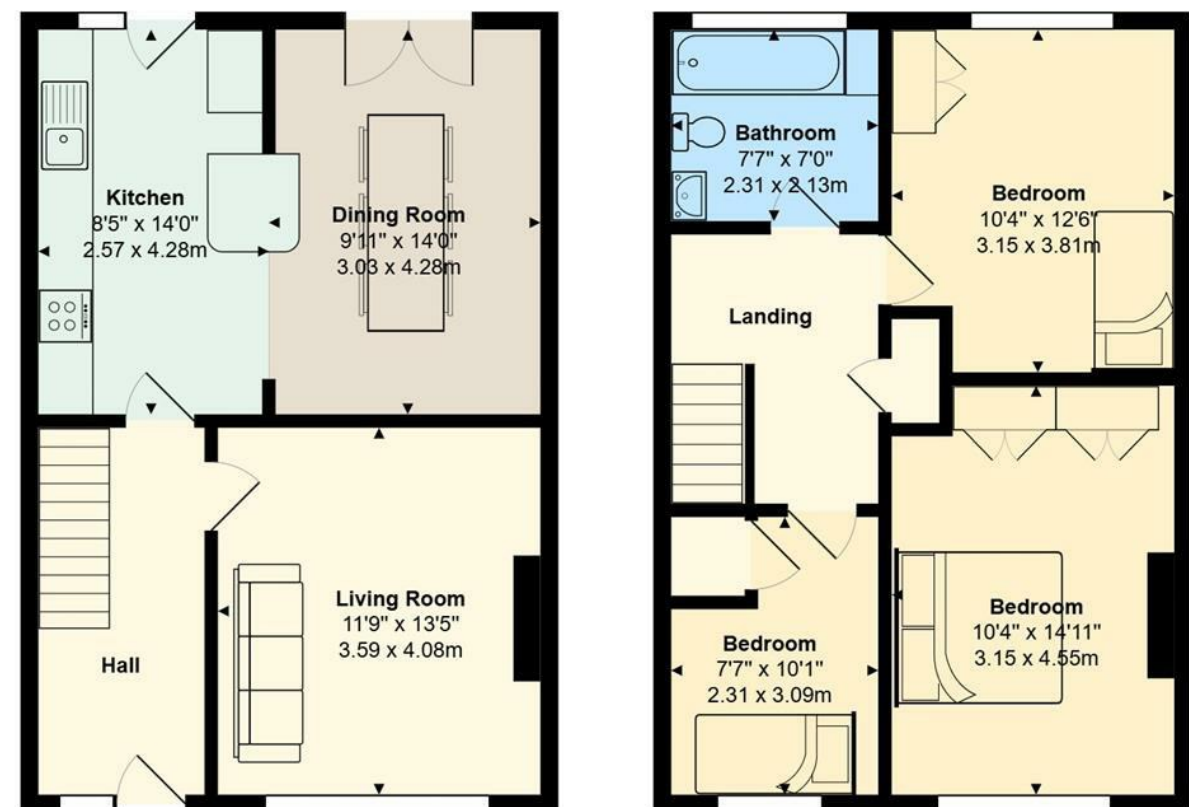
Mrs Amanda Trinder
amanda@jeffreypass.co.uk
Senior valuer





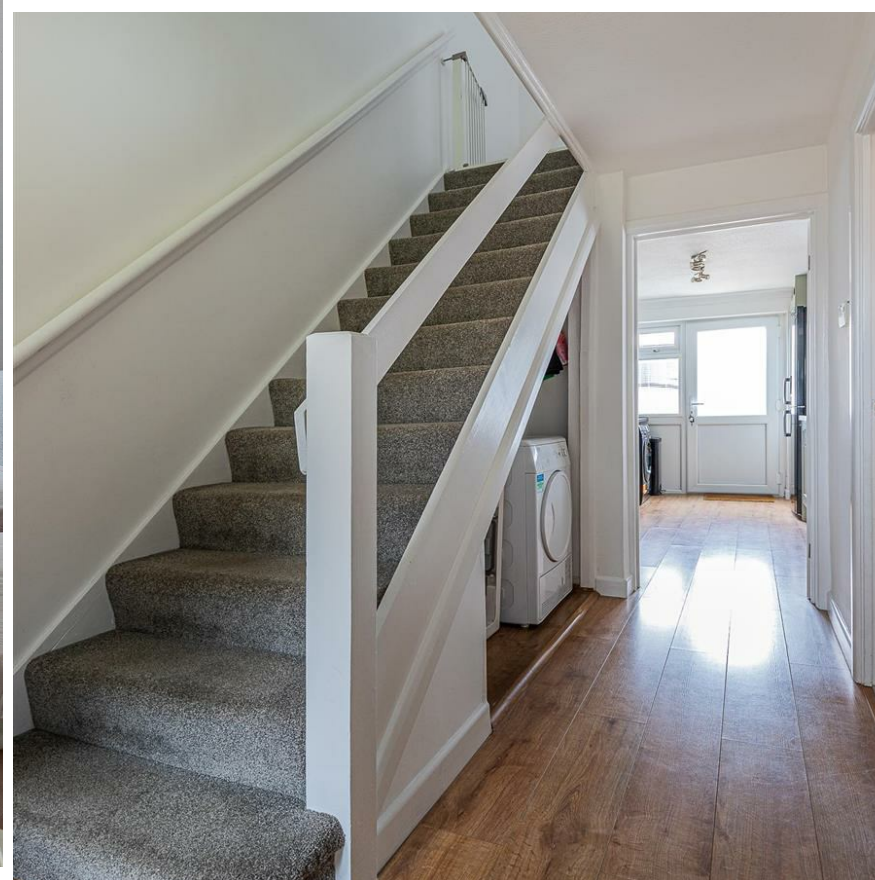
 Hill Rise, Ilanedeyrn, Cardiff

Hill Rise



Total Area: 1025 ft² ... 95.2 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	