



David Ricketts



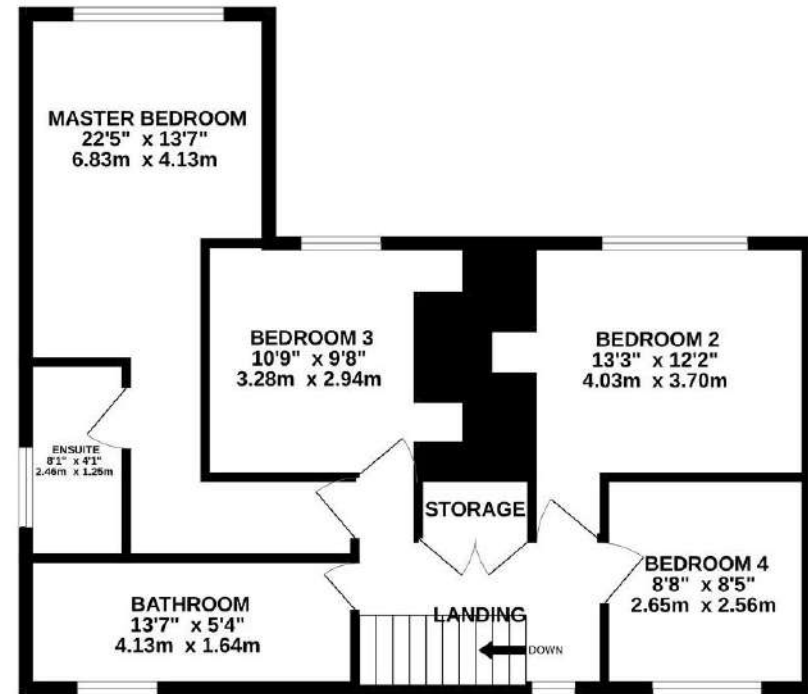
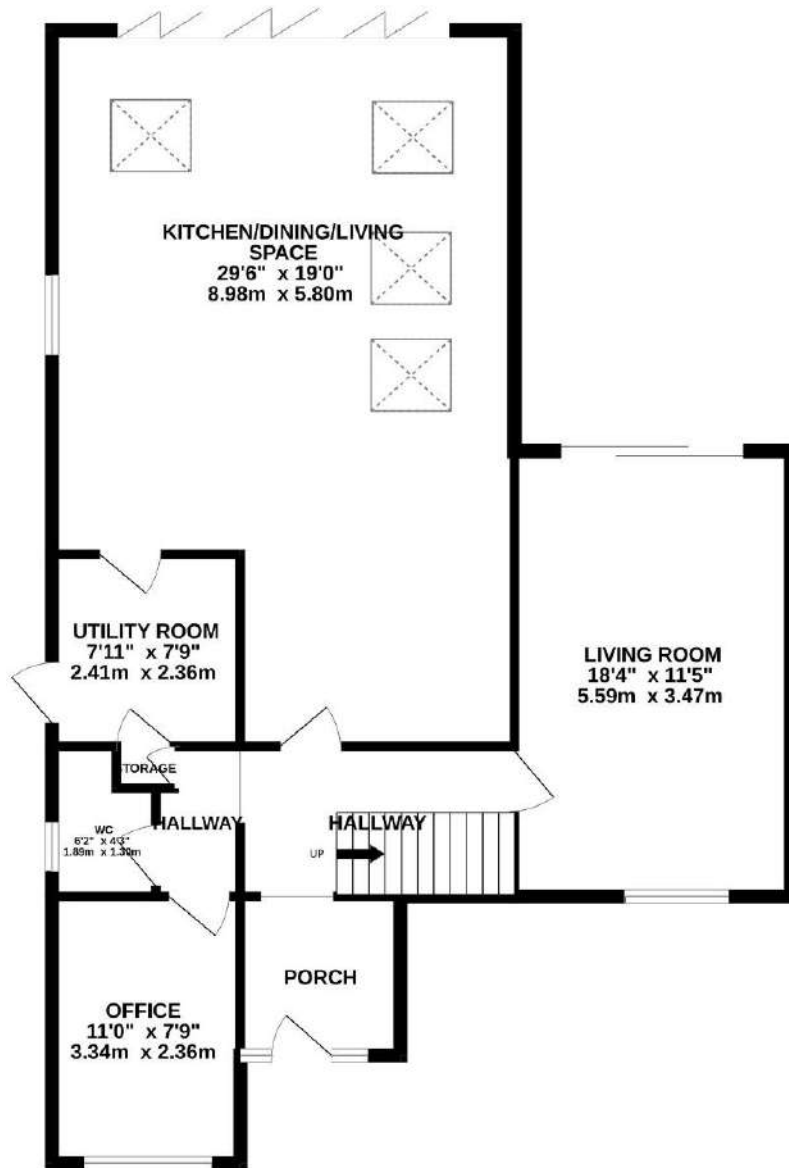
The Rise, Llanishen

£699,000

1,668 sq.ft

4 

2 



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The Rise, Llanishen, Cardiff, CF14 - £699,000

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Tucked away on The Rise in Llanishen, just moments from the recently restored Lisvane and Llanishen Reservoirs, this beautifully renovated four bedroom semi detached home offers an impressive amount of space and flexibility, extending to approximately 1,668 sq ft. The property has been thoughtfully upgraded and extended, creating a stylish and practical family home.

To the rear of the house is a superb open plan kitchen, dining and living space designed for modern living. The kitchen features quartz worktops and a central island approximately 3 metres in length, forming a striking focal point. It is fitted with spotlights and skylights, creating a bright and contemporary environment, along with a Belfast sink and a Belling double oven with seven hobs. The kitchen units and cabinetry are finished in a deep navy, complemented by brushed copper handles, adding a refined and stylish finish. Bi-folding doors open directly onto the garden, with a five-window design that floods the space with natural light and creates a seamless connection between the house and outdoor space. The layout allows the kitchen to flow naturally into the dining and seating areas, making it ideal for everyday family life as well as entertaining. Just off the kitchen is a neatly tucked away utility room, keeping appliances and day-to-day tasks out of sight.

There is also a separate living room which offers a more relaxed and private space to unwind. The original garage has been converted and now provides a versatile additional room currently used as an office and gym, ideal for those working from home or needing a dedicated fitness space. A ground floor WC completes the accommodation on this level.

Upstairs, the property has been extended to create a generous principal bedroom with its own en suite bathroom. The family bathroom has also been enlarged, while three further bedrooms provide well proportioned accommodation with useful storage. A bright landing connects the rooms and adds to the overall sense of space on the first floor.

The rear garden is a particularly impressive feature of the home, stretching to around 125 ft and offering a high degree of privacy. It has been thoughtfully landscaped with slate tiled areas creating ideal spaces for outdoor dining and relaxing. At the far end of the garden sits a garden studio which has been fully fitted out as a home office, providing a quiet workspace away from the main house.

To the front, the driveway has recently been modernised and now provides off road parking alongside a lawned front garden.

The location is equally appealing. The property sits within easy reach of local favourites such as The Cottage and The Black Griffin, while nearby green spaces including Parc Cefn Onn and the popular Lisvane and Llanishen Reservoirs offer fantastic opportunities for walking, cycling and enjoying the outdoors. Families will also appreciate the close proximity to the highly regarded Lisvane Primary Sch

With its generous footprint, high quality renovation and excellent location, this is a rare opportunity to secure a superb home in one of Cardiff's most sought after neighbourhoods.



Ground Floor

Ground Floor:
Porch - (6'7" x 6'7")
Hallway - (11'3" x 6'2")
Hallway 2 - (3'6" x 6'2")
Living Room - (11'5" x 18'4")
Open-Plan Kitchen/Dining/Living Space - (19'0" x 29'6")
Utility - (7'9" x 7'11")
Office/Gym - (7'9" x 11'0")
WC - (4'3" x 6'2")

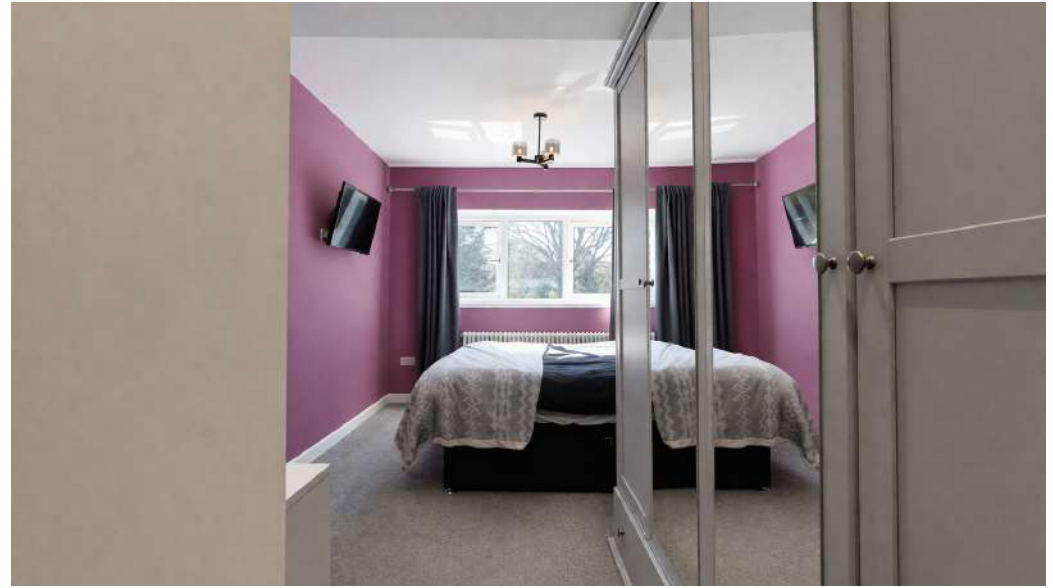
First Floor

First Floor
Landing - (10'3" x 8'8")
Master Bedroom - (13'7" x 22'5")
En-suite - (4'1" x 8'1")
Bedroom 2 - (13'3" x 12'2")
Bedroom 3 - (10'9" x 9'8")
Bedroom 4 - (8'5" x 8'8")
Family Bathroom - (13'7" x 5'4")















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