

FOR SALE

East Rise

Cardiff, CF14 0RJ

CARDIFF

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ASKING PRICE

£500,000

3 BEDROOMS

1 BATHROOM

1,147 SQ FT





Nestled in the sought-after area of East Rise, this charming three-bedroom semi-detached home offers 1,147 sq ft of comfortable living space, generous parking for up to 3 vehicles and excellent access to Llanishen Village, the train station and Llanishen Reservoir. A fantastic family home in a well-connected location.



MAX TUSTIN

AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

Nestled in the sought-after area of East Rise, Cardiff, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,147 square feet, the property is ideal for families or those seeking extra space.

The home features three well-proportioned bedrooms, providing ample room for relaxation and rest. The bathroom is thoughtfully designed to cater to the needs of modern living. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this desirable location.

Residents will appreciate the proximity to Llanishen Village, where a variety of local shops and amenities can be found. Additionally, the nearby Llanishen train station offers excellent transport links, making commuting a breeze. For those who enjoy the outdoors, Llanishen Reservoir is just a short distance away, providing a lovely setting for walks and leisure activities.

This property presents a wonderful opportunity to secure a home in a vibrant community, combining the tranquillity of suburban living with easy access to urban conveniences. Don't miss the chance to make this delightful house your new home.

KEY FEATURES

1147 SQFT

SET IN ONE OF CARDIFF'S MOST SOUGHT-AFTER AREAS

EXCELLENT TRANSPORT LINKS & WALKING DISTANCE TO TRAIN STATION

DRIVEWAY FOR 3 CARS AND DETACHED SINGLE GARAGE

WALKING DISTANCE TO LLANISHEN RESERVOIR

SOUTH FACING GARDEN



INSIDE



INSIDE







ACCOMMODATION

LIVING ROOM 3.77 x 5.29

KITCHEN 3.31 x 4.67

DINING ROOM 3.34 x 2.63

BEDROOM ONE 3.78 x 3.69

BEDROOM TWO 3.34 x 3.63

BEDROOM THREE 3.31 x 4.67

SCHOOL CATCHMENT

English medium primary catchment area is Coed Glas Primary School English medium secondary catchment area is Llanishen High School Welsh medium primary catchment area is Ysgol Y Wern Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

TAX BAND

F

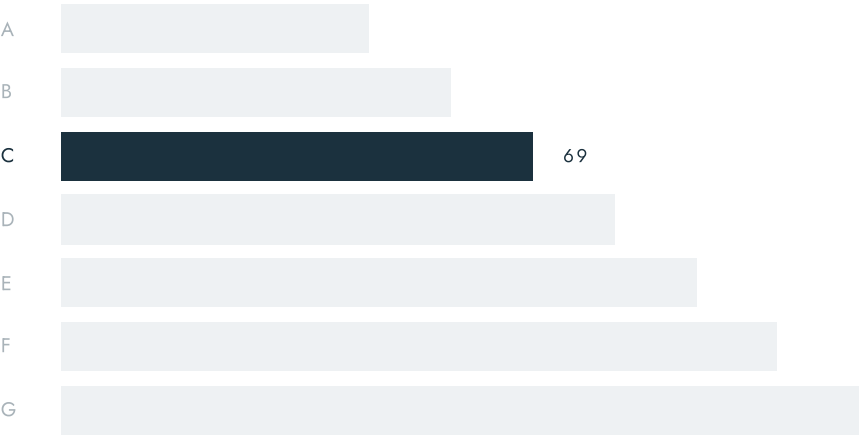
East Rise



Total Area: 106.5 m² ... 1147 ft²
All measurements are approximate and for display purposes only

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 69 · potential 75. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,147 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F
EPC RATING	69 · POTENTIAL 75

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU