



# THE RISE

LLANISHEN





## THE RISE

LLANISHEN, CF14 0RA - £1,100 PCM

 2 bedroom(s)  2 bathroom(s)  0.00 sq ft

Lovely Two Bedroom, First Floor Apartment Located on The Rise, Llanishen!

Jeffrey Ross are pleased to offer this immaculate two bedroom apartment in Llanishen. Set within a small block of just four apartments, this property features its own private entrance, a spacious open-plan living/kitchen area, a separate utility room, two double bedrooms including one with an en-suite, plus a contemporary family bathroom. The home also benefits from one allocated parking space. Available 29th November 2025. EPC Rating: B. Council Tax Band: F.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

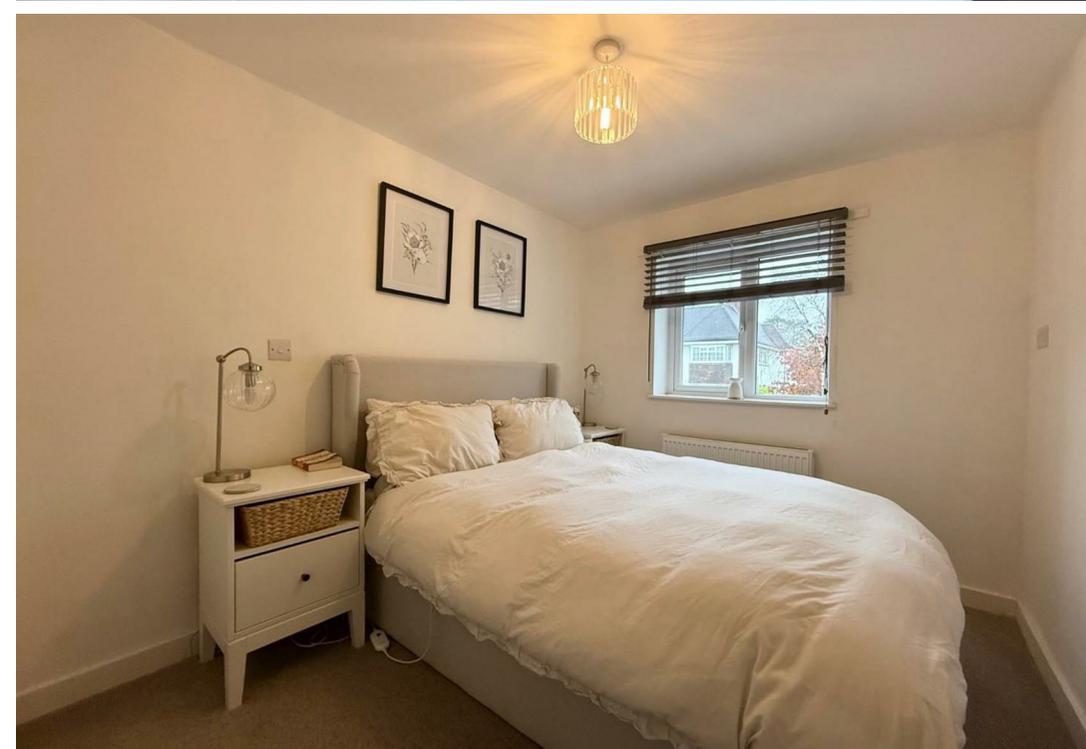
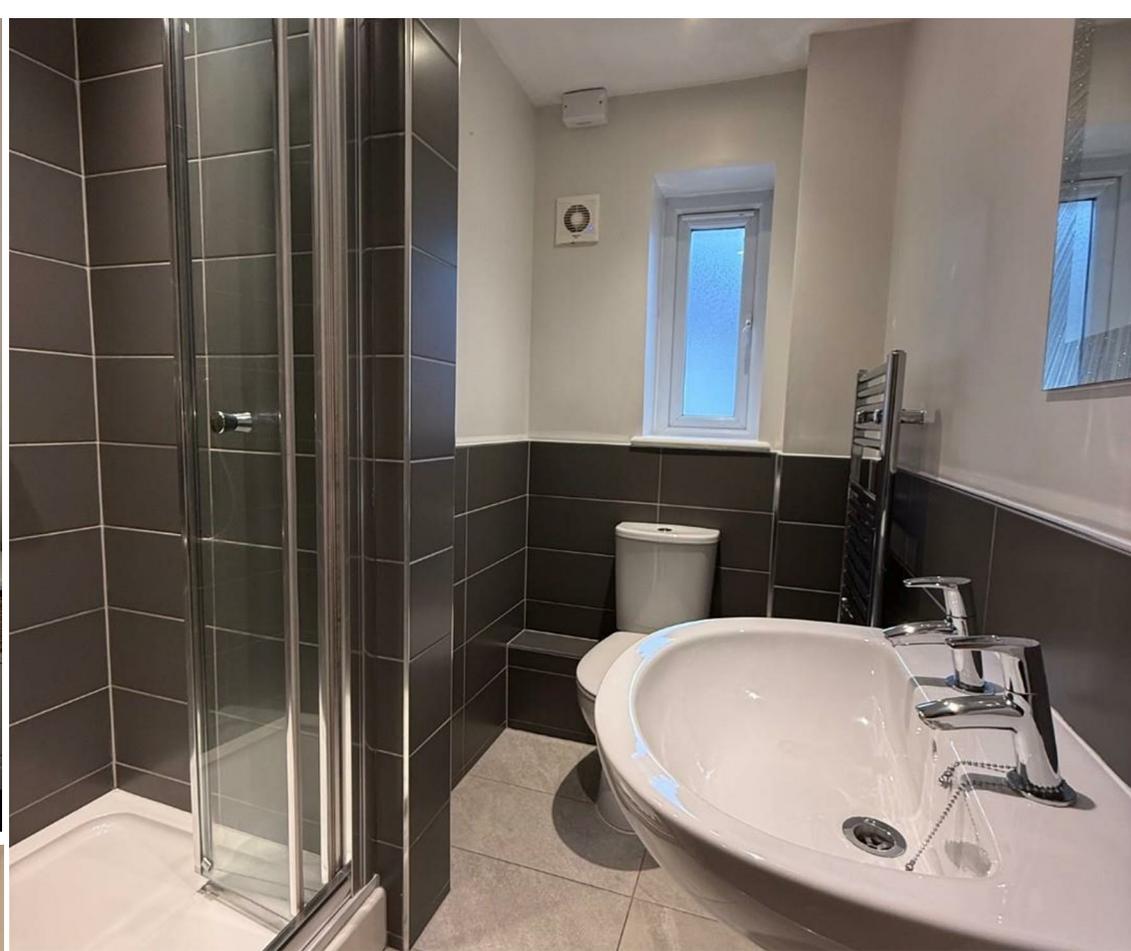
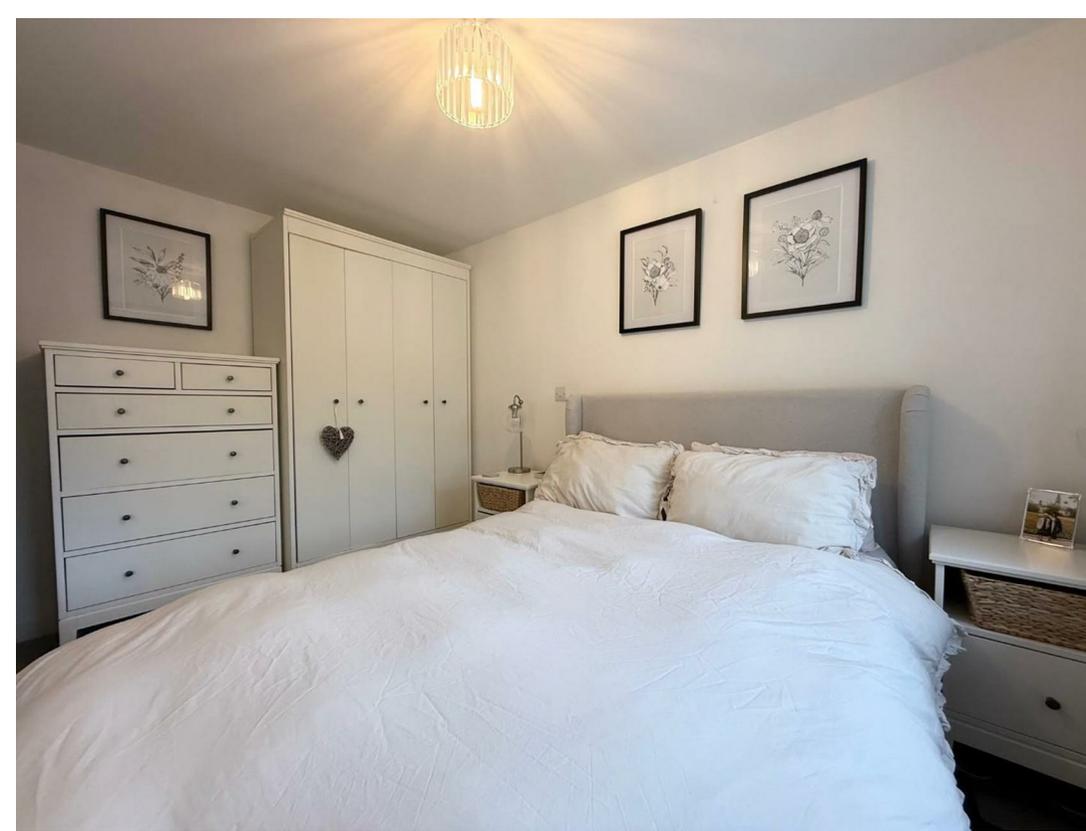
### PROPERTY SPECIALIST

**Abigail Bright**  
abigail.bright@brinsons.co.uk

Lettings Negotiator







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

















”

Comments by Abigail Bright

”



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross