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CARDIFF VALE CAERPHILLY BRISTOL





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.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreyross.co.uk

We've loved our family home for over twenty years.

Comments by the Homeowner



East Rise



Total Area: 106.5 m² ... 1147 ft²

All measurements are approximate and for display purposes only









East Rise

, Cardiff, CF14 0RJ

Asking Price

£500,000

3 Bedroom(s) | 1 Bathroom(s) | 1147.00 sq ft



Contact our
Llanishen Branch
02920 499680

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.





Hall

W.C

Living Room 12'4" x 17'4" (3.77 x 5.29)

Kitchen 10'10" x 15'3" (3.31 x 4.67)

Dining Room 10'11" x 8'7" (3.34 x 2.63)

Sun Room

Landing

Shower Room

W.C

Bedroom One 12'4" x 12'1" (3.78 x 3.69)

Bedroom Two 10'11" x 11'10" (3.34 x 3.63)

Bedroom Three 10'10" x 15'3" (3.31 x 4.67)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

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

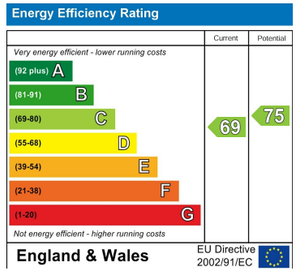
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
75
England & Wales
EU Directive 2002/91/EC



