

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



EAST RISE
LLANISHEN



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		
England & Wales	EU Directive 2002/91/EC	

PORCH

ENTRANCE HALL

WC

1.68m x 0.84m (5'6 x 2'9)

LIVING ROOM

3.73m x 5.41m (12'3 x 17'9)

DINING ROOM / LIVING ROOM 2

3.25m x 2.57m (10'8 x 8'5)

CONSERVATORY

2.36m x 1.80m (7'9 x 5'11)

KITCHEN

3.51m x 2.57m (11'6 x 8'5)

PANTRY

STORAGE CUPBOARD

1.57m x 0.64m (5'2 x 2'1)

TO THE FIRST FLOOR

BEDROOM 1

3.71m x 4.24m (12'2 x 13'11)

BEDROOM 2

3.71m x 3.76m (12'2 x 12'4)

BEDROOM 3

3.15m x 2.57m (10'4 x 8'5)

BATHROOM

1.73m x 1.70m (5'8 x 5'7)

WC

1.98m x 0.79m (6'6 x 2'7)

GARDEN

Private Rear Garden

TENURE

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

SCHOOL CATCHMENT

My English medium primary catchment area is
Coed Glas Primary School (year 2023-24)
Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2023-24)
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2023-24)
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2023-24)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

ADDITIONAL INFORMATION

Extension Potential
Private Garden
Private Driveway

COUNCIL TAX

Council Tax - Band F

“ This is an excellent opportunity to purchase a great detached house in East Rise, Cardiff. The house has so much potential.. Call the office today before you miss out! ”

Comments by - Mr Max Tustin



EAST RISE

LLANISHEN, CF14 0RJ - £625,000

3 bedrooms 1 bathroom(s) 1099.00 sq ft

Jeffrey Ross are proud to present a property packed full of potential in the sort- after location of 1, East Rise, Llanishen, Cardiff

This incredible house boasts 2 reception rooms, 3 generous and well-proportioned bedrooms, a family bathroom and conservatory, over-looking the beautiful private garden. Although the house needs some modernising and updating, with over 1,000 sq ft of space, there is plenty of room to transform this property into your dream home. It sits on a large plot with great potential for an extension.

Parking will never be an issue with the driveway parking available, making coming home a breeze. Additionally, the garage offers extra storage space at the side of the property.

The location is perfect for access to Llanishen Train station and village.

With plenty of schools and amenities nearby, easy access to the motorway, a few minutes away from beautiful countryside, great walks in nature, and only a short stroll to the local reservoir, the property is ideal for a family, looking to purchase and create their forever home in the sort-after area, Llanishen.

Don't miss out on the chance to own this fantastic house. Embrace the potential, envision the possibilities, and make this property your own. Call the office on 02920 499680, to book a viewing today.

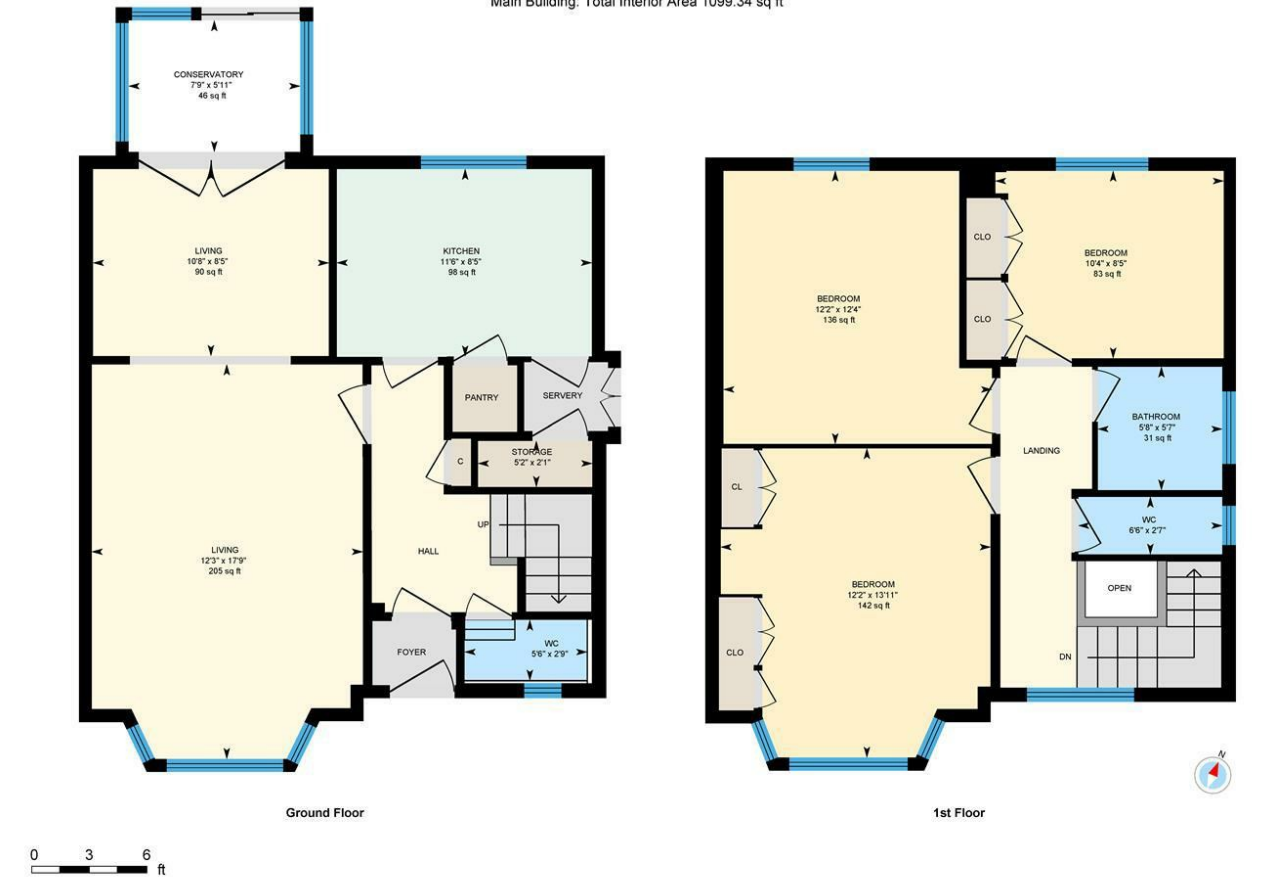
PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreyross.co.uk

Sales Negotiator

, Llanishen, CRF

Main Building: Total Interior Area 1099.34 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

