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CARDIFF

VALE

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BRISTOL



*Llantrisant Rise*

LLANDAFF





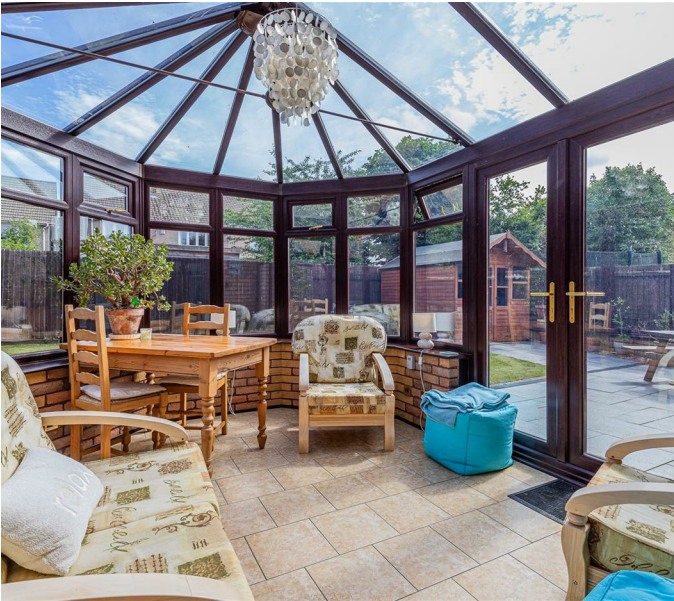
*Set in a peaceful and friendly spot, this home offers space, practicality, and a great location—an ideal choice for families looking to settle in one of Cardiff's most sought-after neighbourhoods.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreygross.co.uk](mailto:ruby@jeffreygross.co.uk)



*A wonderful home placed within walking distance of Bishop Of Llandaff High school, Howells & The Cathedral School.*

Comments by the Homeowner



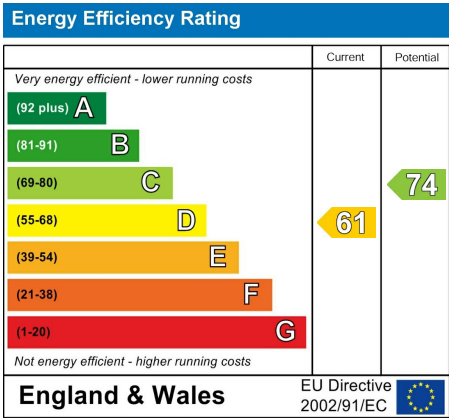
Total Area: 171.4 m<sup>2</sup> ... 1845 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Entrance Hallway	Bedroom 4 11'10" x 6'9" (3.61 x 2.06)
Office 7'9" x 9'6" (2.38 x 2.9)	Bathroom
Dining Room 10'7" x 9'6" (3.25 x 2.9)	Front & Rear Garden
Kitchen 13'9" x 12'6" (4.2 x 3.83)	Double Garage
Lounge 14'11" x 12'6" (4.55 x 3.83)	Private Driveway
Conservatory	Tenure
W.C	We are advised that this property is Freehold. This is to be confirmed by your legal representative.
Landing	EPC RATING
Bedroom 1 11'7" x 12'5" (3.54 x 3.8)	61D
En-Suite	Council Tax
Bedroom 2 10'9" x 12'5" (3.3 x 3.8)	BAND G
Bedroom 3 10'6" x 10'5" (3.21 x 3.18)	School Catchment
	Bishop of Llandaff, Howells & Llandaff Cathedral School are all within walking distance.
	My English medium primary catchment area is Peter Lea Primary School (year 2024-25)

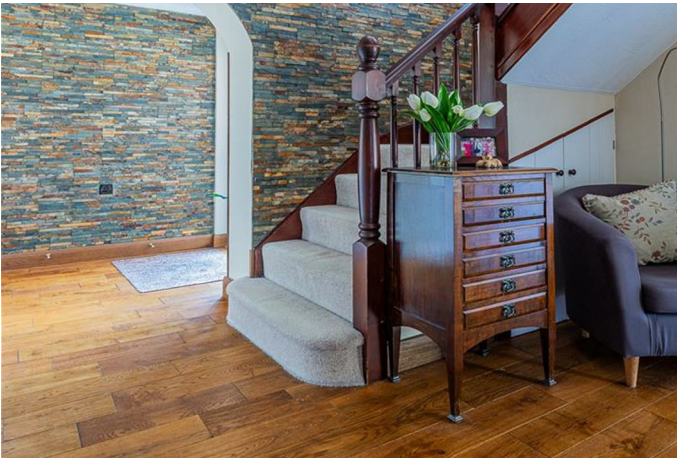


My English medium secondary catchment area is Cantonian High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)

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

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# Llantrisant Rise

Llandaff, Cardiff, CF5 2PG

Guide Price

£675,000

4 Bedroom(s)

3 Bathroom(s)

1845.00 sq ft

Contact our

**Pontcanna Branch**

02920 499680

Placed in the quiet cul-de-sac of Llantrisant Rise in Llandaff, Cardiff, this impressive detached house offers a perfect blend of comfort and convenience. Spanning an expansive 1,845 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The layout includes three well-appointed reception rooms, providing ample space.

The house features three bathrooms, ensuring convenience for the entire family. The design is both practical and inviting. Outside, there is a double garage, and private driveway, providing parking for up to three vehicles, a valuable asset in this desirable location.

Families will appreciate the excellent school catchment area, with reputable schools within walking distance. The peaceful surroundings of this quiet cul-de-sac offer a safe and friendly environment, perfect for children to play and grow.

This property is not just a house; it is a home that promises a wonderful lifestyle in one of Cardiff's most sought-after areas. With its generous space, convenient amenities, and proximity to local schools, this residence is a rare find.





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