

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANTRISANT RISE  
LANDAFF



**ENTRANCE HALLWAY**

**OFFICE**  
2.38 x 2.9 (7'9" x 9'6")

**DINING ROOM**  
3.25 x 2.9 (10'7" x 9'6")

**KITCHEN**  
4.2 x 3.83 (13'9" x 12'6")

**LOUNGE**  
4.55 x 3.83 (14'11" x 12'6")

**CONSERVATORY**

**W.C**

**LANDING**

**BEDROOM 1**  
3.54 x 3.8 (11'7" x 12'5")

**EN-SUITE**

**BEDROOM 2**  
3.3 x 3.8 (10'9" x 12'5")

**BEDROOM 3**  
3.21 x 3.18 (10'6" x 10'5")

**BEDROOM 4**  
3.61 x 2.06 (11'10" x 6'9")

**BATHROOM**

**FRONT & REAR GARDEN**

**DOUBLE GARAGE**

**PRIVATE DRIVEWAY**

**TENURE**

We are advised that this property is Freehold. This is to be confirmed by your legal representative.

**EPC RATING**

61D

**COUNCIL TAX**

BAND G

**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)

**BROADBAND & MOBILE**




Full Fibre





## LLANTRISANT RISE

LANDAFF, CF5 2PG - £675,000

 4 Bedroom(s)  3 Bathroom(s)  1845.00 sq ft

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.

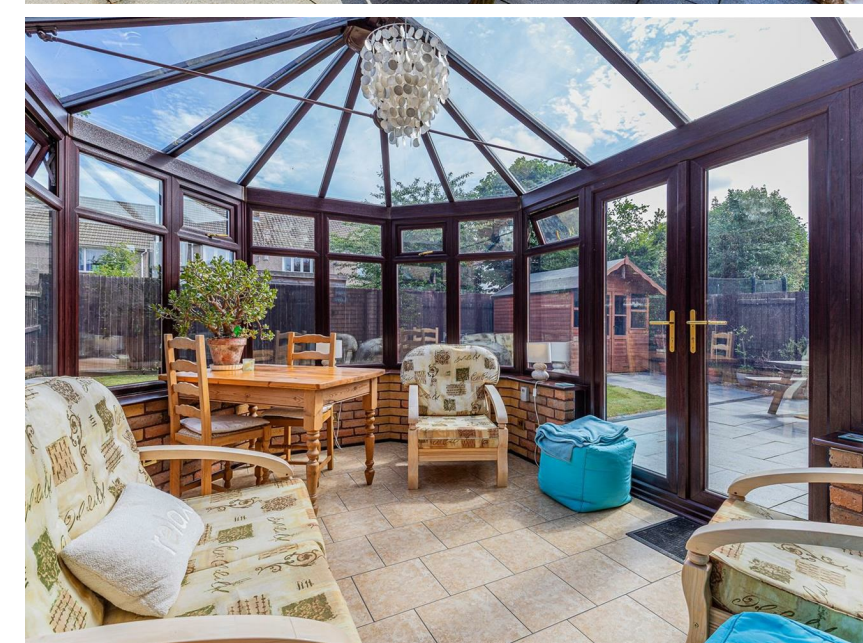
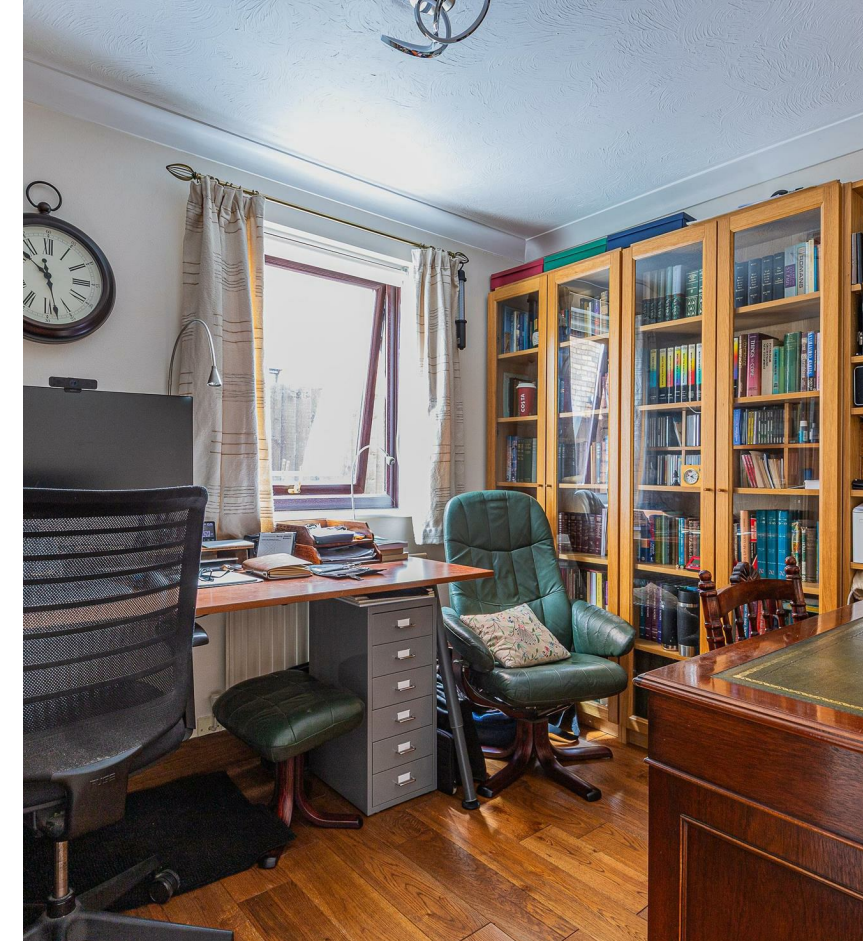
The house features three bathrooms, ensuring convenience for the entire family. The design is both practical and inviting. Outside, there is a double garage, and private driveway, providing parking for up to three vehicles, a valuable asset in this desirable location.

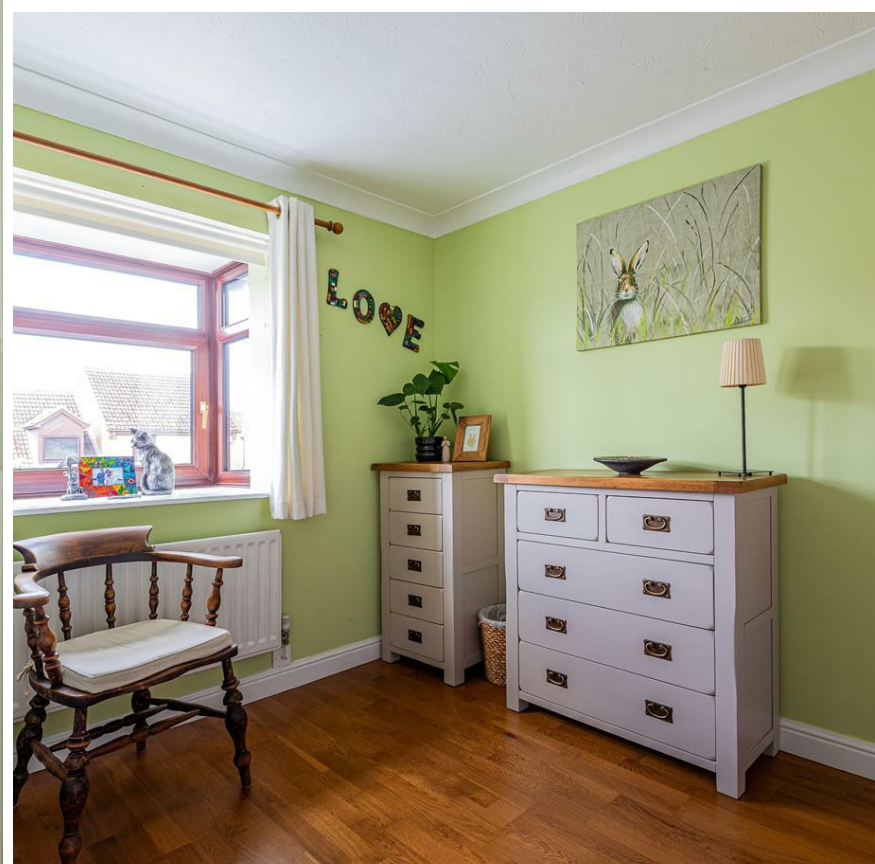
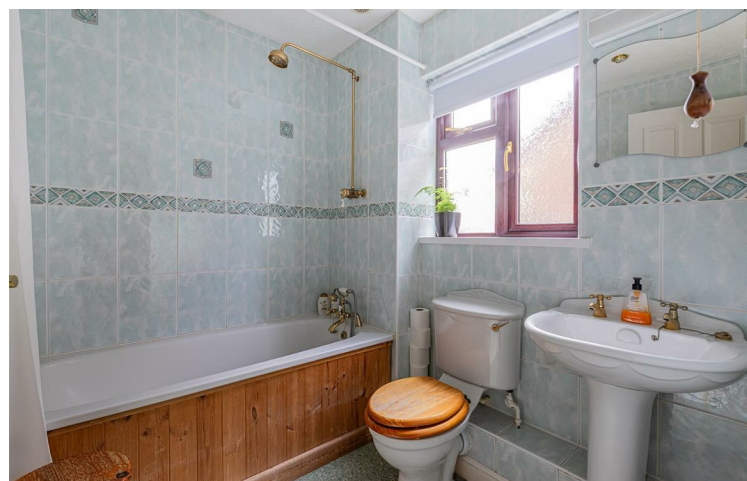
Families will appreciate the excellent school catchment area, with reputable schools within walking distance. The peaceful surroundings of this quiet cul-de-sac offer a safe and friendly environment, perfect for children to play and grow.

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.



**PROPERTY SPECIALIST**  
Mrs Ruby Ledley  
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Valuer





21 Llantrisant Rise



Total Area: 171.4 m<sup>2</sup> ... 1845 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	