LLANTRISANT RISE

LANDAFF

CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

JeffreyRoss

21 Llantrisant Rise

Total Area: 171.4 m² ... 1845 ft²

All measurements are approximate and for display purposes only

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

Comments by - Mrs Ruby Ledley

LLANTRISANT RISE

LANDAFF, CF5 2PG - GUIDE PRICE - £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
02920499680
ruby@jeffreyross.co.uk
Valuer

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.

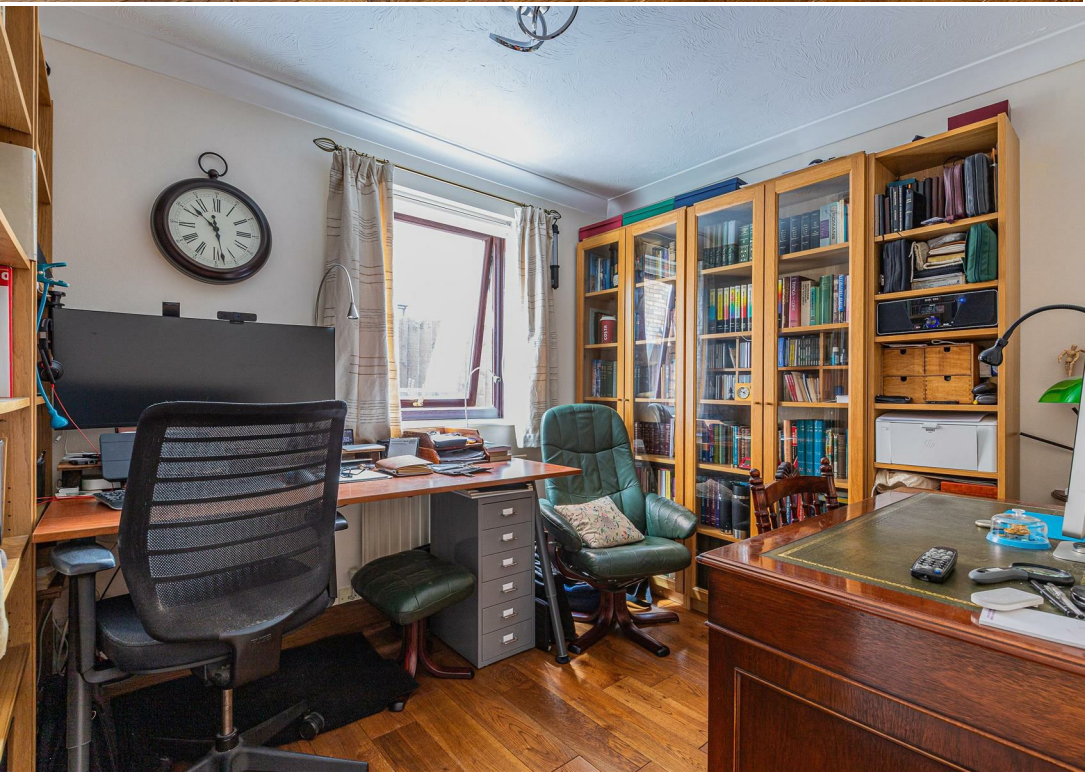
My English medium primary catchment area is Peter Lea Primary School (year 2024-25)

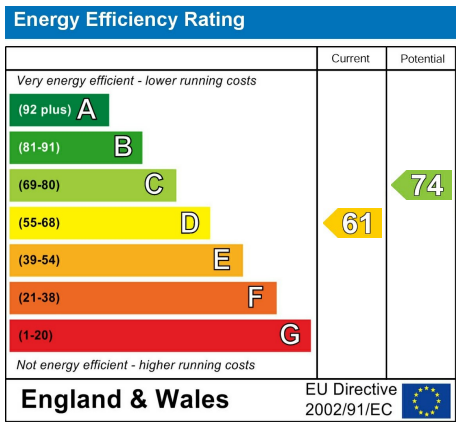
My English medium secondary catchment area is Cantonian High School (year 2024-25)

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




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
61
74
England & Wales
EU Directive 2002/91/EC

LOVE

Bronte
over yday
Pineapple & Papaya
Hand Wash