



South Rise Llanishen Cardiff CF14 0RF
£469,950 Freehold

pa black



27 South Rise, Llanishen, Cardiff, CF14 0RF.

A handsome gable fronted detached double fronted three double bedroom residence, built in 1961 with elevations in facing brick, the front inset with a relief of smooth white render, all beneath a deep pitched roof of clay tiles.

This substantial home has been extensively renovated with the benefits of white replacement PVC double glazed windows (Secura October 2003), a full re-wire with new consumer unit (October 2003), a modern gas heating system with panel radiators and a wall mounted boiler located in the cloakroom (October 2003, boiler serviced annually, the last service was December 2015).

Other improvements include a new fitted kitchen with integrated appliances (2004), a modern garage roof renewed on the 8th November 2014 with a guarantee for 20 years (Jamie Burkey flat roofing specialits cardiff), a modern white downstairs cloak room and two modern white bathrooms (2004), one ensuite to the master bedroom and newly fitted carpets throughout the first floor.

The ground floor comprises an entrance porch, an entrance hall with charming staircase with an oak balustrade, impressive wood block floors throughout, a large lounge (17'10 x 11'11) and a separate formal dining room (10'11 x 10'11).

The Property

The property occupies a fine position set back from a quiet and select residential road, with the special feature of a large and chiefly level rear garden, which would allow room to extend if required, subject to the necessary planning applications and building regulation approvals.

This ideal family home is located on the South Rise suburb positioned between Llanishen and Lisvane, walking distance to a local railway station and the highly popular Village of Llanishen.

Location

South Rise is located within walking distance to Llanishen Village with its own Post Office, a Police Station, St Isan Parish church and Llanishen High School.

There are also many local shops and stores serving every day needs including a mini market, two hair dressers, a Pharmacy, local banks and Coffee Shops, and the Church Inn public house and restaurant, its historic Church and its wide range of local shops and stores. Schools in walking distance include Llanishen High School on Heol Hir and Christ the King Roman Catholic primary School on Everest Avenue. A special feature within a few minutes walking distance is a railway station allowing fast travel to Cardiff City Centre. Also within easy driving distance is an exit onto Manor way, allowing fast travel to the A 470 and the M4.

Amenities

Llanishen is a district in the North of Cardiff, the Capital City of Wales. The Cardiff ward population taken at the 2011 census was 17,149.[1] Llanishen is well known as the home of the 'Tax Offices', the tallest buildings in north Cardiff and a landmark for miles around.





The office complex overlooks the 'Crystal and Fishguard estates', Parc Ty Glas industrial estate, old village, leafy suburban roads and various parkland that constitute the district. Llanishen is also home to the former 60-acre Llanishen Reservoir - a local beauty spot that is connected to a green corridor which bisects the city from the rising hills in the north to Cardiff Bay in the south.

Amenities include Llanishen Leisure Centre, situated in Llanishen and being the largest in the city. It has a pool with a wave machine, Squash courts, multi-activity Sports Hall, an improved Gym & Fitness suite, a Snooker table and Lounge Bar & Pool side Cafeteria. Llanishen Library is a part-time branch library with two PCs with free Internet access.

Llanishen Skate Park, in the large 'Glider Field' alongside the leisure centre, there is a public Skatepark. Skate Park Facilities: 2 Quarter-pipes / Jump box / 2 flat banks / Driveway / Spine / Rail / Wallride / Halfpipe. Llanishen Rugby Club. The playing ground and large training ground of Llanishen RFC is off Usk Road, and has been used in the past by visiting international rugby union teams. The Club House is off Ty Glas Avenue nearby. Public Houses include The Church Inn, The Ty Glas, and Wolf's Castle.

Entrance Porch

Impressive part panelled front entrance door plus PVC Georgian shaped side screen window, tiled floor, under stair cupboard.

Entrance Hall

Entrance door to hall, wide single flight newly carpeted staircase with an oak balustrade to a half landing, charming wood block floor, double radiator, coved ceiling.

Downstairs Cloak Room

A modern white suite comprising a wash hand basin with a ceramic tiled surround and chrome taps and a pop up waste, ceramic tiled floor, wc with a concealed cistern, wall mounted gas boiler, PVC double glazed window to rear, radiator.

Lounge

17' 10" x 11' 11" (5.44m x 3.63m)

Wood block floor, open fireplace, double radiator, coved ceiling, PVC double glazed window with outlooks across the quiet frontage road, sliding double glazed patio doors opening onto the rear patio and gardens.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Wood block floor, PVC double glazed window with outlooks across the quiet frontage road, radiator, coved ceiling.

Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

Well fitted along three sides with a modern range of both floor and eye level units with laminate work surfaces incorporating a stainless steel sink unit with chrome mixer taps and a drainer, integrated four ring electric halogen with a concealed extractor hood, stainless steel oven, space with plumbing for an automatic washing machine, space with plumbing for an automatic dishwasher, matching end shelves, fitted display cabinets, serving hatch to dining room, PVC double glazed window with a rear garden outlook, outer door to rear gardens, double radiator.

First Floor Landing

Approached by a single flight staircase with an oak balustrade leading to a half landing, PVC double glazed window to front, access to roof space. New carpet.



Master Bedroom

13' 7" x 11' 11" (4.14m x 3.63m)

New carpet, built out wardrobe, PVC double glazed window to front, radiator.

Ensuite Shower Room

11' 11" x 3' 10" (3.63m x 1.17m)

Modern white suite comprising a double size ceramic tiled shower with clear sliding doors and a chrome shower unit, shaped wash hand basin with a ceramic tiled surround, ceramic tiled floor, PVC double glazed window to rear, double radiator, wc.

Bedroom Two

10' 10" x 10' 11" (3.30m x 3.33m)

New carpet, double radiator, built out wardrobe, PVC double glazed window to front.



Bedroom Three

10' 10" x 9' 7" (3.30m x 2.92m)

PVC double glazed window with outlooks across the rear gardens, double radiator, new carpet, built out wardrobe.

Bath Room

7' 2" x 5' 5" (2.18m x 1.65m)

Modern white suite comprising a panel bath, wash hand basin, wc, radiator, PVC window to rear, part ceramic tiled walls, ceramic tiled floor.

Front Gardens

Level and deep front gardens, set back from the road.

Entrance Drive

Private off street tarmac entrance drive leading to the garage.



Garage

17' 11" x 8' 9" (5.46m x 2.67m)

Up and over door, electric power and light, internal door leading to the work shop. If this partition wall was removed then the current garage could be used as a tandem double length garage into the work shop.

Work Shop

16' 3" x 7' 9" (4.95m x 2.36m)

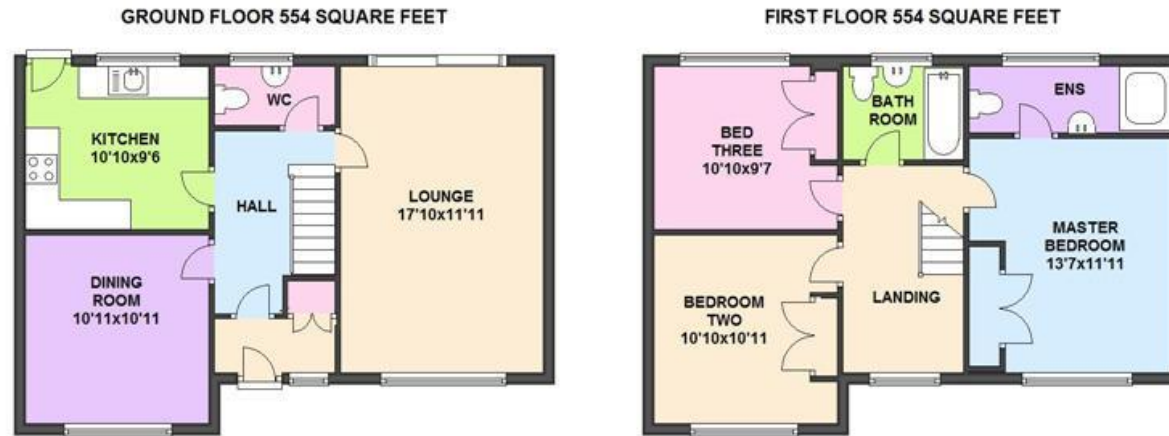
Internal door to rear gardens, brick built work shop located behind the single garage.

Rear Gardens

A large rear garden, allowing room to extend the property subject to the necessary planning applications and building regulations. The rear gardens enjoy a good level of privacy, enclosed along both sides by timber fencing and screened to the rear by conifers. Behind the conifers we understand there is a further depth of garden.







24 Station Road, Llanishen, CARDIFF, South Glamorgan, CF14 5LT

EPC Rating: B

Property Ref:LSN300555 - 0013



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