

East Rise

LLANISHEN, CARDIFF, CF14 0RJ

£699,950

**Hern &
Crabtree**



East Rise

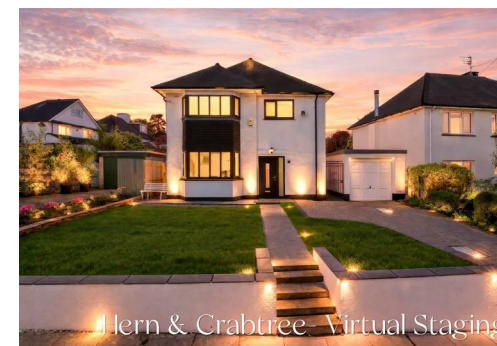
No Chain. Positioned within a quiet cul de sac in Llanishen, this fully renovated and extended detached home has been thoughtfully reworked to create a balanced and highly practical living space. The design centres around light and flow, most evident within the open plan kitchen dining room where a lantern roof and wide bi fold doors draw the outside in, creating a natural connection to the garden.

The interior has been finished with care, combining clean lines with warm, tactile materials. Parquet style flooring runs through the ground floor, adding texture and continuity, while the living room offers a more traditional feel with its bay fronted aspect. Upstairs, the layout is well considered, with three bedrooms and a well appointed bathroom, all presented in a ready to move into condition.

Outside, the landscaped garden has been arranged to provide both structure and usability, with defined planting areas and a raised lawn, alongside a detached garage and practical side access.

Llanishen remains one of Cardiff's most consistently popular residential areas, offering a strong sense of community alongside excellent amenities. Llanishen village provides a range of shops, cafés and everyday conveniences, while nearby Ty Glas and Thornhill expand the offering further. The area is well served by reputable local schools and benefits from good transport links, including Llanishen train station providing direct access into Cardiff city centre. Green spaces such as Llanishen Reservoir and Parc Cefn Onn are within easy reach, adding to the overall appeal for buyers seeking both convenience and outdoor space.

Offered with no onward chain, this is a well resolved home in a sought after setting.



1438.00 sq ft

Entrance Porch

Double glazed door to the front aspect with a double glazed obscure window to the side providing natural light. Integral floor mat and slate flooring.

Entrance Hall

Stairs rise to the first floor with a contemporary glass and wood balustrade. Luxury vinyl flooring laid in a parquet style. Radiator. Understairs storage cupboard. Doors lead to:

Cloakroom

WC and wash hand basin with tiled splashback. Matching flooring continued from the hall. Vertical radiator.

Living Room

Double glazed bay window to the front aspect. Radiator.

Kitchen Diner

Double glazed window to the rear aspect and double glazed bi-fold doors opening onto the rear garden. Sun lantern roof allowing additional natural light. Spotlights throughout. Fitted with a selection of wall and base units with work surfaces over. One and a half bowl sink and drainer with mixer tap. Integrated Neff double oven and grill, integrated Neff ceramic hob with extractor over. Full length integrated dishwasher. Pull out pan drawers, larder cupboards and space for an American style fridge freezer. Luxury vinyl parquet style flooring. Radiator and additional vertical radiator.

Utility Room

Space and plumbing for washing machine and tumble dryer. Worktop with base storage beneath. Gas combination boiler. Matching flooring continued from the kitchen.

First Floor Landing

Window to the front aspect. Loft access hatch. Doors leading to:

Bedroom One

Double glazed bay window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Recess suitable for wardrobes.

Bathroom

Double glazed obscure window to the side aspect. Suite comprising pea shaped bath with shower over and glass screen, separate shower with mixer, WC and wash hand basin. Part tiled walls and tiled flooring. Heated towel rail. Recess for toiletries. Extractor fan.

Rear Garden

Landscaped rear garden with slate paved pathway leading around to the side and front. Raised lawn area with railway sleeper borders planted with shrubs and flowers. Timber frame fencing. Outside lighting.

Detached single garage accessed via the garden with doors leading to the front.

Front Aspect

Lawn to the front with a slate pathway leading to the entrance. Retaining wall and block paved driveway providing off street parking for one to two vehicles. Side access gate leading to the rear garden. Outside lighting.

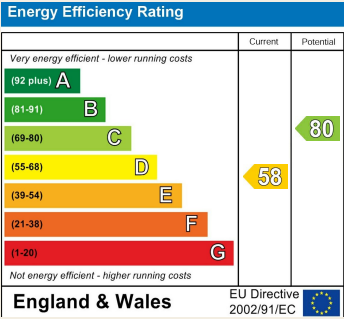
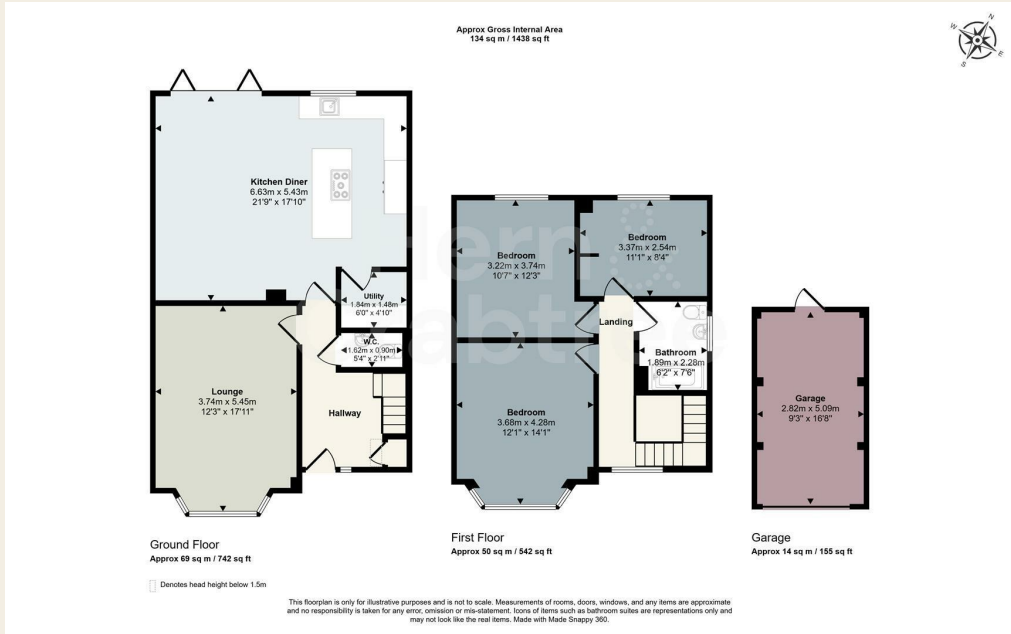
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.