

FOR SALE | Guide Price £479,995 | North Rise, Llanishen, Cardiff CF14 0RN

A DETACHED DORMER BUNGALOW LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC WITHIN WALKING DISTANCE OF LLANISHEN VILLAGE AND LOCAL PUBLIC TRANSPORT LINKS. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.



CHAMBERS

EST. 1992

029 2052 2106

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Description

Chambers Estate Agents have been appointed to market this detached dormer bungalow situated on the peaceful North Rise cul-de-sac in Llanishen.

This versatile family home briefly comprises entrance porch, entrance hall, living room, dining room, fitted kitchen/breakfast room, utility area housing a cloakroom/wc and further internal storage cupboards, two bedrooms and a recently modernised shower room occupy the ground floor. To the first floor are two generously sized bedrooms, which enjoy views over the reservoir. Furthermore, there is ample loft storage space into the eaves, which could easily be converted, subject to the usual planning permissions being obtained.

The property further benefits of gas central heating, Upvc double glazing, garage, driveway providing off-road parking and a beautiful, mature rear garden, which is private and enclosed, and enjoys a sunny aspect.

North Rise is a quiet residential cul-de-sac located in the heart of the popular village of Llanishen, just a short distance from local amenities and excellent transport links. Llanishen is known for its friendly community, bustling high street and excellent schools, making it a highly desirable location for families and professionals alike. The village offers a wide range of amenities to include a Co-op convenience store, Coffi Lab, Parsons and a Lloyds Pharmacy to name but a few.

Furthermore, the immediate area is undergoing regeneration work to the local reservoir and further information can be found here: <https://corporate.dwrcymru.com/en/community/explore-our-sites/lisvane-and-llanishen>

Internal viewing is highly recommended.

Offered to the market with no chain.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.
 Council Tax Band: G. Approximate value: £489,995.00.
 Land Transaction Tax: £17,500.00.
 Square Footage: 1,970 sq ft.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.