



Mill Road Lisvane Cardiff CF14 0XB

**£599,950** Freehold

**pa** black







# Mill Road Lisvane Cardiff CF14 0XB

A substantial modern detached double fronted family house, particularly spacious and providing versatile living space, well positioned just off Mill Road, Lisvane, a highly sought after residential location. This stylish and well designed family home enjoys a select position, fronting a private close comprising of just three substantial detached homes, built circa 1985, externally finished in facing brick, all beneath a pitched roof covering. Offering generous and well proportioned rooms throughout, this unique home benefits gas heating with panel radiators and a modern wall mounted Worcester gas boiler, an intruder alarm, cavity wall insulation, coved ceilings and white panelled doors together with both bow and splayed bay windows. Benefiting from a level private walled rear garden with additional side garden and a substantial large integral double garage this truly spacious family home comprises an open fronted porch, a generous entrance reception hall (18'3 x 9'8) with a returning spindle balustrade staircase, a snug, a 19 FT lounge, a formal dining room with patio doors, a 17 FT kitchen, a utility room and a downstairs cloakroom. The first floor comprises a spacious landing, four double sized bedrooms, a fifth first floor box room/study. and two bathrooms one ensuite.

## The Property

The master bedroom is equipped with a spacious ensuite bathroom complete with both panel bath, wash hand basin, W.C. and double size corner shower cubicle whilst a further family bathroom suite located off the main landing also includes a panel bath, a pedestal wash hand basin, a W.C., a bidet and a separate shower cubicle.

With private parking for three vehicles and a substantial integral double garage this versatile family home is available with early possession.

## Lisvane

The property is well placed with walking distance to Llanishen Railway Station and Llanishen Village, whilst further local amenities include Cefn Onn Country Park, the highly popular Old Cottage Inn and Restaurant and Lisvane Railway Station. 0.7 miles away is the highly regarded Lisvane Primary School, Treetops Play Group and Lisvane Nursery is 1 Mile away.

Lisvane is one of the most desirable areas of both Cardiff and Wales, and up to 2011, had an average house price of £410, 000 with many properties in excess of £1,000,000. Lisvane has 3319 residents, and comprising approx of 1700 dwellings. Facilities include a local village shop, hairdressers, a community cabin library, a Pharmacy, a park, a Tomorrows Generation Dyslexia School, a parish church, a war memorial, a scout hall and community/village hall. Lisvane cricket club is based at Llynarthen in nearby St Mellons. Secondary schools locally include Corpus Christie Catholic high School on Ty Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers Football Club which is a major player in South Wales.

## Transport And Amenities

The area is served by Lisvane and Thornhill Railway Station, north bound to Rhymney and South bound to Cardiff Central via Cardiff Queen Street. Cardiff bus operates services 27 Thornhill, Birchgrove,





Heath, Cathays), 28 (Llanishen, Roath), 85a (Heath), 86 (Llanishen, Heath/ Gabalfa/Cathays) from Cardiff central bus station through the area. In addition there are two churches, three popular public houses with restaurants, including the Old Cottage, Ty- Mawr and The Black Griffin and a large super market 1.0 mile away.

## Amenities

The location is very easy for access to Llanishen Village, with its historic Church and its wide range of local shops, stores, supermarkets, hair dressers, banks and coffee shops. There is also a local pharmacy and a post office, and schools in walking distance including Llysfaen Primary, Llanishen High School on Heol Hir and Christ The King Roman Catholic primary School on Everest Avenue.

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, or via Cardiff gate.

## Ground Floor

### Entrance Porch

Paved threshold, outside ceiling light, outside ornamental light, undercover porch.

### Entrance Reception Hall

18' 2" x 9' 8" maximum ( 5.54m x 2.95m maximum )

Approached via a hardwood panelled front entrance door with two side screen windows, leading to a central hallway, inset with a returning carpeted hardwood spindle balustrade

staircase with useful understair storage cupboard, coved ceiling, double radiator, access to ground floor principal rooms.

### Downstairs Cloakroom

Suite comprising wash hand basin with ceramic tiled surround, W.C., radiator, coved ceiling, ceramic tiled floor, window to side.

### Snug

10' 4" x 9' 9" ( 3.15m x 2.97m )

With a pretty bow window inset with a replacement white PVC double glazed Georgian window with outlooks onto the quiet close, coved ceiling, radiator, a most versatile room independently approached from the entrance hall.

### Lounge

18' 11" into a bay x 13' 10" ( 5.77m into a bay x 4.22m )

Inset with an Adam style fireplace with Living Flame coal effect gas fire with tiled hearth and surround, wide splayed bay with Georgian style windows with outlooks onto the quiet frontage close, double and single radiators, coved ceiling, white panelled double doors to main entrance hall, further white panelled double doors leading into the dining room.

### Dining Room

13' 5" x 11' 4" ( 4.09m x 3.45m )

Inset with double glazed sliding patio doors which open onto the walled gardens, coved ceiling, double radiator, internal casement window and multi paned door to entrance hall, further panelled door opening into the kitchen.

## Kitchen

16' 11" x 8' 5" ( 5.16m x 2.57m )

Fitted along two sides with a range of floor and eye level units with laminate work surfaces, incorporating a stainless steel sink with mixer taps, vegetable cleaner and drainer, part ceramic tiled walls, ceramic tiled floor, white Neff four ring gas hob with concealed extractor hood, space with plumbing for an automatic dishwasher, integrated white Neff fan assisted electric oven, space for the housing of a microwave, space for the housing of a low level fridge, space for a breakfast table and four chairs, double radiator, coved ceiling, timber casement window to side, sliding double glazed patio doors opening onto the walled rear gardens.

## Utility Room

8' 6" x 6' 7" ( 2.59m x 2.01m )

Fitted along one side with a range of both floor and eye level units with oak patterned work surfaces and a ceramic tiled surround, stainless steel sink with drainer, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, ceramic tiled floor, wall mounted Worcester gas fired central heating boiler, space for the housing of an upright fridge freezer, part double glazed part panelled outer door to side gardens.

## First Floor Landing

18' 2" x 7' ( 5.54m x 2.13m )

Approached via a returning carpeted spindle balustrade staircase leading to a spindle balustrade main landing. Coved ceiling, double radiator, access to roof space, large built-in airing cupboard housing a factory insulated copper hot water





cylinder, electric immersion heater.

### Master Bedroom One

17' 4" maximum x 16' 7" ( 5.28m maximum x 5.05m )

Into an entrance recess. Double radiator, casement window with outlooks onto the quiet frontage close, coved ceiling, range of fitted wardrobes along one wall, useful further built-in storage cupboard.

### Ensuite Bathroom

8' 7" x 7' 7" maximum ( 2.62m x 2.31m maximum )

Walls largely ceramic tiled, Whisper Grey coloured suite comprising panel bath with chrome grips and a mixer shower fitment and mixer taps, pop-up waste, pedestal wash hand basin with mixer taps and pop-up waste, W.C., separate double size corner ceramic tiled shower cubicle with chrome shower unit and clear glass sliding doors and screen, timber casement window to side, radiator, shaver point.

### Bedroom Two

20' 3" x 12' 5" maximum ( 6.17m x 3.78m maximum )

Narrowing to 10' 9". Two PVC double glazed hardwood effect windows with outlooks onto the walled rear gardens, radiator, coved ceiling.

### Bedroom Three

17' 4" x 13' 3" maximum ( 5.28m x 4.04m maximum )

Narrowing to 10' 8". Double radiator, coved ceiling, timber casement window with side aspect.

### Bedroom Four



10' 5" x 10' 3" ( 3.17m x 3.12m )

Timber casement window to side, coved ceiling, radiator.

### Study

6' 7" x 5' 6" ( 2.01m x 1.68m )

Timber casement window with outlooks from the rear onto the quiet close, radiator.

### Family Bathroom

11' 2" x 8' 6" ( 3.40m x 2.59m )

Champagne coloured suite with ceramic tiled walls comprising panel bath with chrome grips, chrome mixer taps and chrome mixer shower fitment, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, bidet with chrome mixer taps and pop-up waste, W.C., separate ceramic tiled shower cubicle with Triton shower unit. Double radiator. Shaver point. Timber casement window to side, electric wall heater.

### Rear Gardens

Level and chiefly laid to lawn beyond a paved sun terrace, enclosed along three sides by both brick built boundary walls and stone built boundary walls, also partly lined with hedgerow to afford privacy and security. The gardens continue to the side of the property comprising a further raised paved sun patio area with garden gate to front, and an additional garden gate leading to the lawned and tree lined side gardens.

### Double Garage

20' 1" x 17' 8" ( 6.12m x 5.38m )

Narrowing to 16' 8". Approached via a fob operated electric up



and over double door, electric power and light, Belfast sink with water tap, courtesy door approached from rear/side gardens, timber casement window, a substantial and versatile garage.

### Entrance Drive

Private off street vehicular entrance drive leading to the attached double garage.

### Additional Parking Area

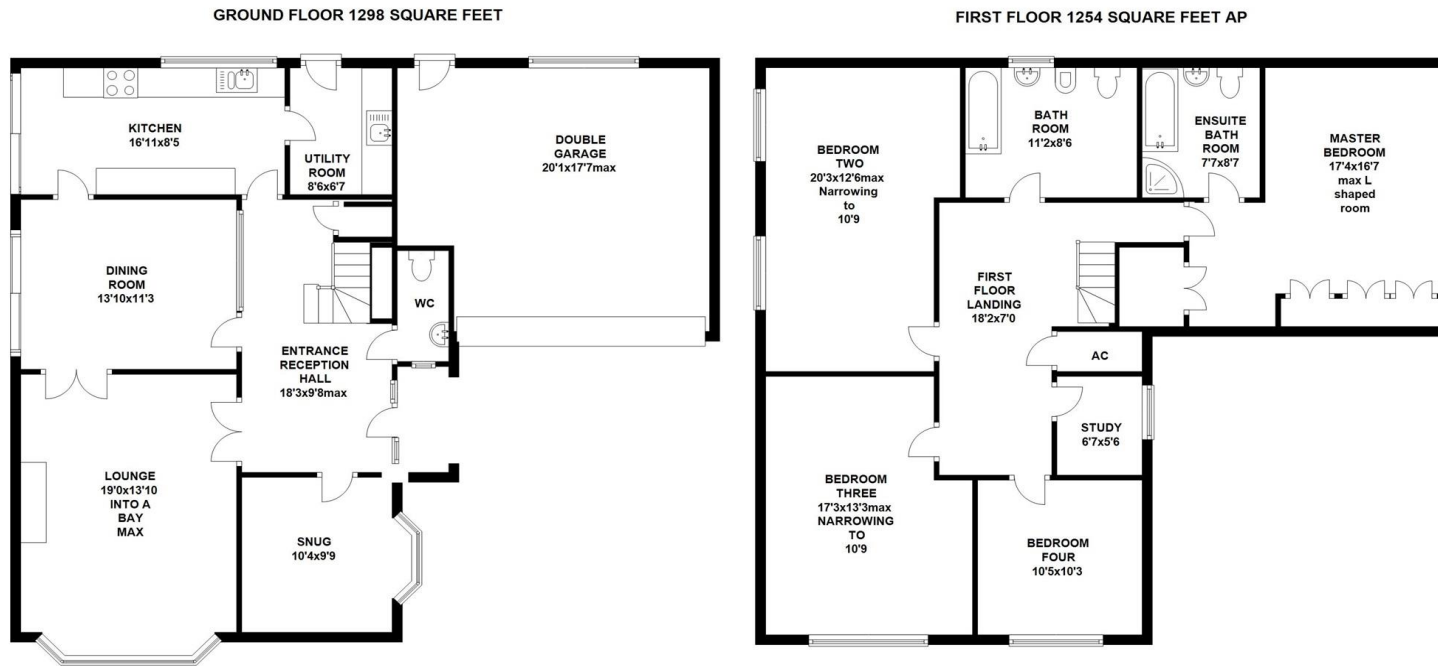
To the side of the property, beyond a lawned side garden is an additional Tarmac private double width drive with space for two vehicles.











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

EPC Rating: C

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