

47 Millrace Close, Lisvane, Cardiff, CF14 0UQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£650,000



Detached House

4

2

3

2

Property Description

**** LARGE DETACHED FAMILY HOME ** * NO CHAIN ***

This deceptively spacious family home sits itself on a large corner plot with a full wrap around garden tucked away in a quiet cul de sac in Lisvane, North Cardiff. The property backs on to Coed-y-Felin wood public amenity space. Room for modernising and renovating yet with ample room for a larger family. Offering two large reception rooms, open plan kitchen/breakfast room, four double bedrooms, master bedroom with an en suite and large family bathroom. This truly impressive property must be seen.

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,099 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the Lisvane area of Cardiff within walking distance of Llanishen train station and Llanishen village with chemist, café, hairdressers, Co-op, many shops, The Church Inn and St Isan methodist church. Nearby is the recently opened Llanishen Reservoir with café which transforms to restaurant at night and spectacular views across the reservoir. Well regarded schools all levels in the area.

PORCH

4' 10" x 4' 10" (1.48m x 1.48m)

Enter via single glazed obscure glass front door into porch. Single glazed obscure window to side. Textured walls and ceiling with tiled flooring and a central light pendant. Single glazed door with obscure glass leading into hallway.

HALLWAY

Textured walls and ceiling with a central light pendant and original parquet flooring to finish. Door leading to garage, cloakroom and a single storage cupboard with hanging rail. Staircase leading down to lower ground floor and first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and

wash hand basin. Tiled splash back with smooth walls, textured ceiling, a central light pendant and carpeted flooring to finish. Single glazed obscure window to rear.

LOWER GROUND HALLWAY

Textured walls and ceiling with original parquet flooring and a central light pendant. Door leading kitchen, dining room and lounge. Two single cupboards ideal for storage with shelving and hanging rail

LOUNGE

19' 10" x 14' 9" (6.07m x 4.52m)

Smooth walls with textured ceiling and two central light pendants with original parquet flooring to finish. Built in display shelving with feature fire place. Single glazed aluminium door leading to rear garden and single glazed wooden window to side.

DINING ROOM

16' 3" x 10' 6" (4.96m x 3.21m)

Built in display cabinet with serving hatch above. Smooth walls with textured ceiling with central light pendant and parquet flooring to finish. Single glazed aluminium sliding doors leading to garden.

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KITCHEN

13' 3" maximum x 18' 5" (4.04m x 5.63m)
Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob and cooker hood over. Inset stainless steel one and a half bowl sink unit plus drainer. Space for dishwasher, and under counter fridge/freezer. Space for table and chairs. Tiled splash back with tiled flooring and textured walls and ceiling. Single glazed wooden window to side and rear. Door leading to utility room.

UTILITY ROOM

9' 0" x 6' 0" (2.75m x 1.84m)
Fitted with base units with worktops over. Space for washing machine, tumble dryer and under counter fridge/freezer. Wall mounted combi boiler to external wall. Single glazed wooden window to side and door leading to rear garden.

FIRST FLOOR LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Loft hatch providing access to loft storage.

BEDROOM TWO

10' 7" x 15' 3" (3.25m x 4.66m)
Smooth walls with textured ceiling with a central light pendant and carpeted flooring to finish. Single glazed wooden window to front.

BEDROOM THREE

16' 3" x 10' 6" (4.96m x 3.21m)
Smooth walls with textured ceiling with a central light pendant and carpeted flooring to finish. Single glazed wooden window to side. Double doors leading into alcove storage room.

ALCOVE STORAGE ROOM

14' 1" x 4' 1" (4.30m x 1.26m)
Fitted with two built in storage cupboards. Smooth walls with textured ceiling, lighting and carpeted flooring. Single door leading into walk in airing cupboard.

BEDROOM FOUR

8' 6" x 9' 2" (2.61m x 2.81m)

Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Single glazed wooden window to front.

BATHROOM

Fitted with a traditional five piece bathroom suite comprising free standing bath, walk in shower, WC, bidet and wash hand basin. Tiled walls with textured ceiling with a central light pendant and carpeted flooring to finish. Single glazed wooden obscure window to side. Door leading into alcove storage.

SECOND FLOOR LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in double storage cupboard with hanging rail. Door leading to master bedroom.

MASTER BEDROOM

17' 6" x 15' 10" (5.35m x 4.83m)
Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Single glazed wooden window to front. Door leading into en suite.

EN SUITE

Fitted with a traditional three piece suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls with textured ceiling and carpeted flooring to finish. Single glazed obscure window to rear.

OUTSIDE

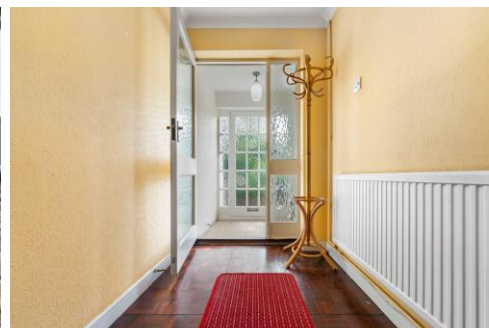
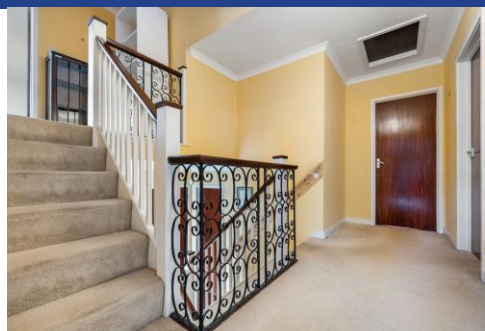
FRONT GARDEN - Driveway with a dropped curb to the front providing parking for two cars leading to an integral garage. Front side garden laid to lawn with raised planters complete with plants and shrubbery. Steps leading down to side gate leading to a full wrap around rear garden. Side access also on the alternate side leading to rear.

REAR GARDEN - A full wrap around completely private garden complete with paving, plants, trees and shrubbery with a large garden laid to lawn.

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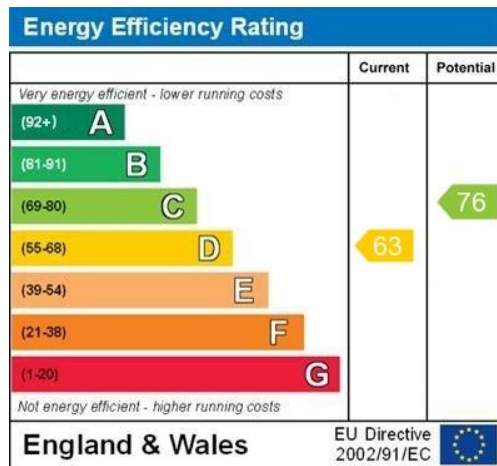
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