

43 Millrace Close,
Lisvane, Cardiff, CF14 0UQ



Estate Agents and
Chartered Surveyors

£497,500



Detached Bungalow

3

1

2

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Property Description

MGY are proud to offer for sale this deceptively spacious detached bungalow on a corner plot in a quiet cul de sac in Lisvane, North Cardiff. The accommodation briefly comprises entrance hall, w.c, lounge, dining room, kitchen, utility room, 3 bedrooms and a shower room. Gardens to front and either side. Garage. No chain.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,314 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.

ENTRANCE HALLWAY

Entered via upvc leaded double glazed door with further upvc leaded glazed screens to front and side. Ceramic tiled flooring. Wall high wooden door with glazed panel to :-

HALLWAY

Wooden obscure leaded screen to side. Coved ceiling. Dado rail. Doors to all reception rooms. Two storage cupboards. Access to part boarded loft space accessed via pull down ladder. Radiator.

LOUNGE

18' 6" x 14' 2" maximum (5.64m x 4.32m)
Upvc leaded double glazed windows to front. Coved ceiling. Wired for three wall lights. Two radiators.

DINING ROOM

13' 8" x 0' 0" (4.18m x 0m)
Upvc leaded double glazed window to front. Coved ceiling. Radiator. Door to :-

KITCHEN

16' 4" x 8' 9" (4.98m x 2.68m)
Upvc double glazed window to rear. Coved ceiling. Ceramic tiled floor. Range of fitted cream base and wall units with work surface and tiled splash backs incorporating one and a half sink unit with mixer tap. Built in electric oven, grill and microwave with inset electric hob with canopy and extractor fan over. Plumbing for dishwasher. Recess for fridge. Room for table and chairs. Radiator.

UTILITY ROOM

16' 4" x 8' 9" (4.98m x 2.68m)
Upvc double glazed door to rear. Coved ceiling. Range of fitted base units with tiled splash backs incorporating stainless steel sink unit with mixer tap. Recess for fridge/freezer. Plumbing for washing machine. Wall mounted gas central heating boiler. Radiator

CLOAKROOM

Upvc obscure double glazed window to rear. Ceramic tiled floor and walls. Two piece suite comprising vanity unit with inset wash hand basin

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and wc. Heated chrome towel rail.

BEDROOM ONE

14' 5" maximum x 10' 9" (4.40m x 3.30m)
Upvc leaded double glazed window to side. Coved ceiling. Range of fitted bedroom furniture to include fitted wardrobes with hanging and shelving. Fitted drawer units/ bedside cabinets. Radiator

BEDROOM TWO

11' 6" x 10' 0" (3.52m x 3.06m)
Upvc leaded double glazed window to front. Coved ceiling. Radiator.

BEDROOM THREE

10' 1" x 7' 7" (3.09m x 2.33m)
Upvc leaded double glazed window to front.
Radiator.

BATHROOM

Upvc obscure double glazed window to rear.
Leakes fitted bathroom. Ceramic tiled walls and flooring. Low level fitted bathroom units with storage and drawer units with inset wash hand basin, wc and walk in tiled shower cubicle. Chrome heated towel rail. Wall mounted mirror and shaver point.

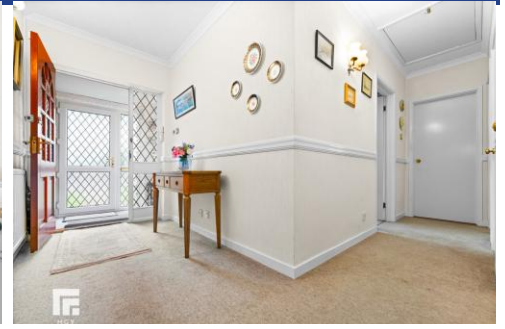
GARDEN

Enclosed south facing paved garden with mature shrub and flower borders. Wrought iron gate to side leading to front garden. Further wooden gate to rear allowing access to side and front. Garden shed

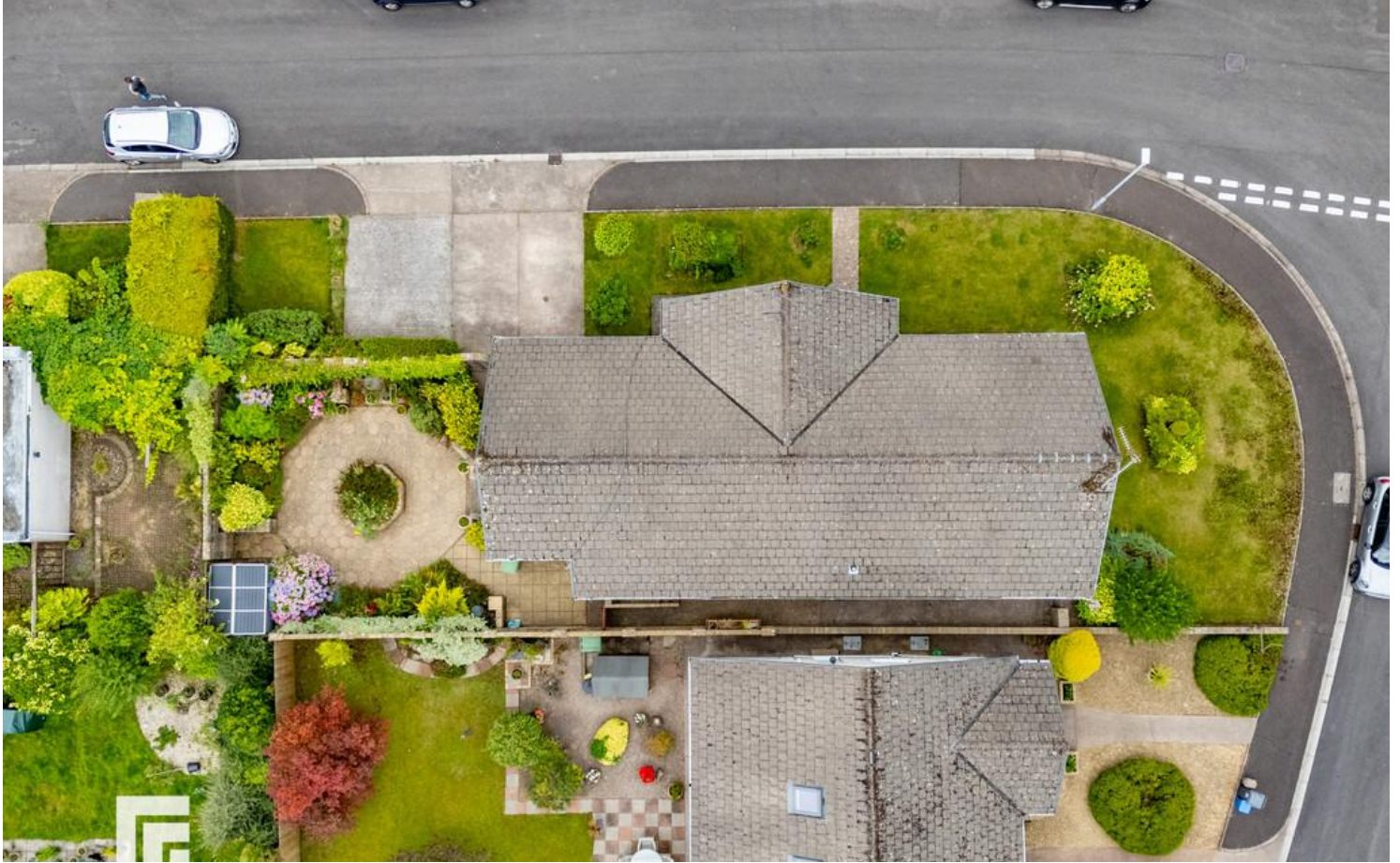
GARAGE

Accessed via roller shutter doors. Upvc double glazed patio doors over looking side garden. Power and lighting. Shelving.

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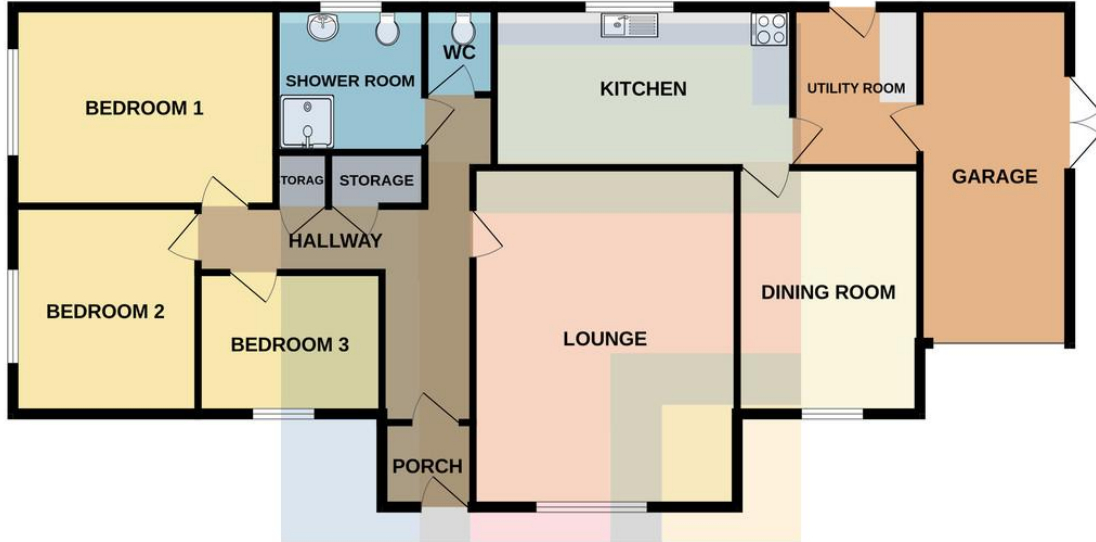


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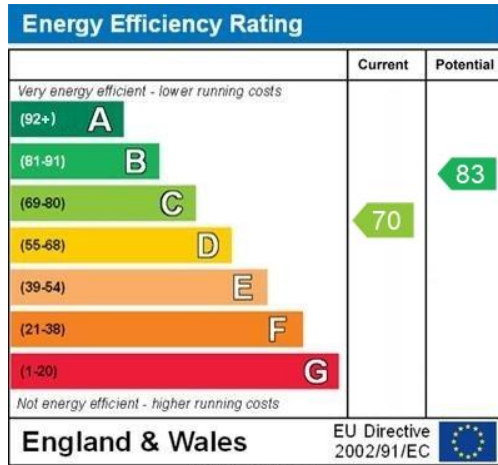
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GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



mgyc.co.uk

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