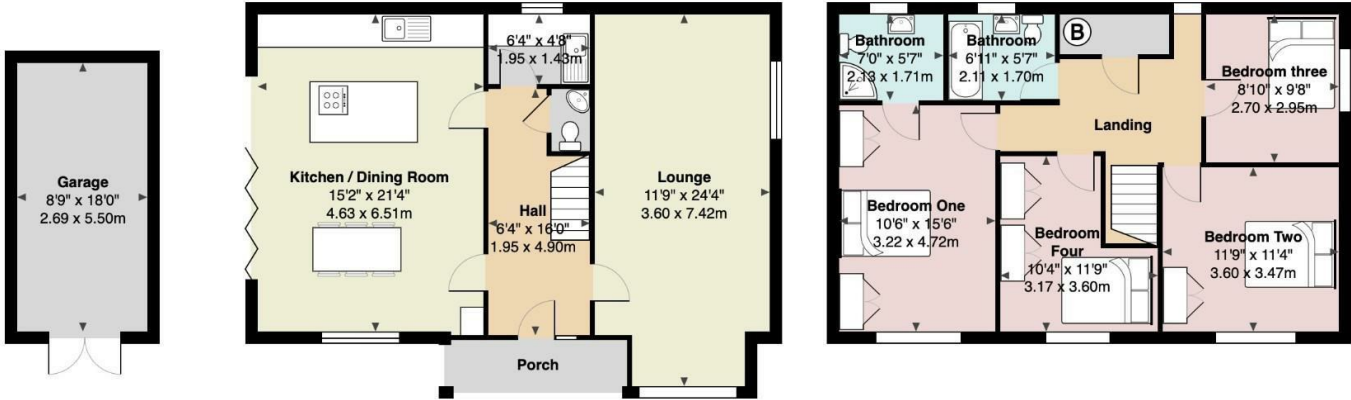




# Millrace Close

4 Bedrooms - Cardiff - CF14 0UR - £525,000 Freehold



Millrace Close, Lisvane, Cardiff CF14 0UR

Total Area: 1675 ft² ... 155.6 m²

All measurements are approximate and for display purposes only and include the garage



Virtual Reality & 3D Scaled models of all of our properties for sale.  
You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

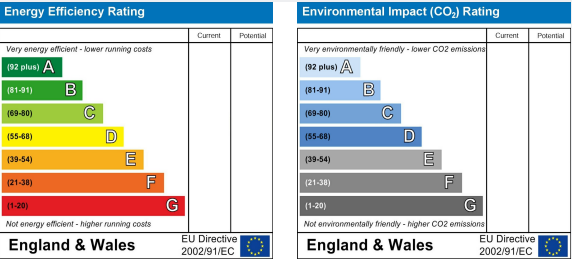
029 2049 9680  
info@jeffreyross.co.uk  
www.jeffreyross.co.uk

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JeffreyRoss



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#### **Entrance Hall**

4.90m x 1.95m (16'0" x 6'4")

#### **Living room**

3.60m x 7.42m into bay (11'9" x 24'4" into bay)

#### **WC**

#### **Utility**

1.95m x 1.43m (6'4" x 4'8")

#### **Kitchen / Diner**

4.63m x 6.51m (15'2" x 21'4")

#### **To the first floor**

#### **Master Bedroom**

3.22m x 4.72m (10'6" x 15'5")

#### **Ensuite**

2.13m x 1.71m (6'11" x 5'7")

#### **Bedroom Two**

3.60m x 3.47m (11'9" x 11'4")

#### **Bedroom Three**

2.70m x 2.95 (8'10" x 9'8")

#### **Bedroom Four**

3.17m x 3.60m widest point  
(10'4" x 11'9" widest point)

#### **Bathroom**

2.11m x 1.70m (6'11" x 5'6")

#### **Additional information**

Newly fitted Kitchen diner and  
bi-folding doors.  
Newly created Utility room and  
downstairs WC

#### **Council Tax**

Band - G

#### **Tenure**

We are informed by our clients  
that the property is Freehold,  
this is to be confirmed by your  
legal advisor.

#### **School Catchment**

My English medium primary  
catchment area is  
Llysfaen Primary School (year  
2020-21)

My English medium secondary  
catchment area is

#### **Llanishen High School**

My Welsh medium primary  
catchment area is  
Ysgol Y Wern (year 2020-21)

My Welsh medium secondary  
catchment area is  
Ysgol Gyfun Gymraeg Glantaf  
(year 2020-21)









GUIDE PRICE - £525,000 - £550,000 - Jeffrey Ross are pleased to bring to the market this impressively sized and improved four bedroom detached family home in the popular area of Lisvane (just off Mill road). The property has been much improved by the current owners and briefly comprises entrance hallway, large principal living room and stunning open plan kitchen / diner with bi-folding doors onto a landscaped garden. Downstairs further benefits separate Utility room and separate WC. To the first floor are four double bedrooms with the master bedroom benefiting an en suite as well as a modern fitted bathroom suite. Outside boasts gardens to both side elevations of the property as well as a single garage and parking for 3 cars.

Take a look around our Interactive VR tour for a closer look and contact our Llanishen branch to arrange your viewing. 02920499680.

- Immaculate 4 bedroom detached family home
- Impressive Sigma3 Kitchen / Diner onto garden
- Landscaped garden
- Large driveway
- Large garage

**1474.00 sq ft**

