

25 Millrace Cl, Lisvane, CRF

Main Building Interior: 1616.92 sq ft



Ground Floor
Exterior Area 950.47 sq ft



1st Floor
Exterior Area 934.75 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Pontcanna, Cardiff
CF11 9PP

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Roath, Cardiff
CF24 3PB

Llanishen
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Llanishen, Cardiff
CF14 5LU

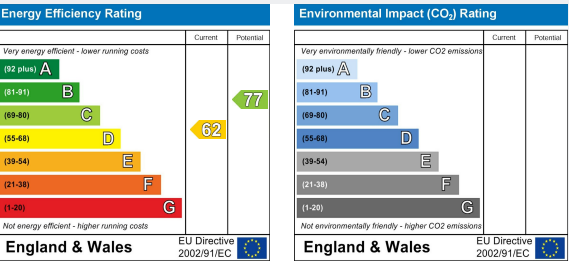
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Millrace Close

4 Bedrooms - Cardiff - CF14 0UR - £610,000 Freehold





Entrance Hallway

Kitchen/Breakfast Room
4.14m x 3.61m (13'7 x 11'10)

Living Room
22'8 x 11'11 (72'2" x 26'2" x 36'1" x 36'1")

Dining Room
17' x 11'5 (55'9" x 36'1" x 16'4")

WC
7'6 x 2'9 (22'11" x 19'8" x 6'6" x 29'6")

Integral Garage
5.16m x 4.67m (16'11 x 15'4)

Landing

Master Bedroom
3.30m x 4.75m (10'10 x 15'7)

Ensuite Shower Room
2.41m x 2.26m max (7'11 x 7'5 max)

Bedroom 2

3.53m x 3.66m (11'7 x 12')

Bedroom 3

3.48m x 3.66m (11'5 x 12')

Bedroom 4

3.33m x 3.66m (10'11 x 12')

Family Bathroom

8'4 x 9'2 max (26'2" x 13'1" x 29'6" x 6'6" max)

Outside

Rear - Generously sized mature and private rear garden to rear mostly laid to lawn with block paved sitting area to front that surrounds the rear elevations of the home

Front - The front benefits driveway parking with lawned area with mature shrubs and small planted trees. Access to a double garage with motorized roll top door





JeffreyRoss are proud to bring to the market this impressive and substantial detached family home located in the desirable quiet cul-de-sac of Millrace Close. Located just off Mill Road, this spacious family home offers excellent transport links to the M4 and Lisvane & Thornhill train station. Set over approx 1616 sqft of living space, this is an extremely versatile property with the additional benefit of a generous integral double garage. In brief the property is set over 2 levels and comprises of entrance hallway, kitchen breakfast room, primary living room, dining room, downstairs WC and integral garage. To the first floor you will find the master bedroom with recently fitted modern ensuite shower room, an additional three double bedrooms and family bathroom. The outside boasts an generously sized mature and private rear garden to rear mostly laid to lawn with block paved sitting area to front that surrounds the rear elevations of the home. The front benefits driveway parking with lawned area with mature shrubs and small planted trees and access to a double garage with motorized roll top door. Enviably located for local amenities and transport links with Llanishen village just a short distance away and with Sainsburys and Waitrose just a short distance away too.

There will be allocated viewing slots for this property on Friday 21st January 2022. Please submit your enquiry online to confirm your viewing slot now. Viewing slots are limited and on first come first serve basis. Please contact JeffreyRoss on 02920499680 for any further information.

1616.92 sq ft

