

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MILL ROAD  
LISVANE



### 40 Mill Rd, Lisvane, CRF

Exterior Area: 1657.36 sq ft



Ground Floor



1st Floor





An impressive 4 bedroom extended dormer detached bungalow set on one of the most prestigious roads in Lisvane. This well appointed detached bungalow is extremely well presented and offers spacious living accommodation throughout. With detached double garage and generous sized rear garden with heated swimming pool this is a must see property!

Comments by - Mr Lewis Manners



## MILL ROAD

LISVANE, CF14 0XL - GUIDE PRICE £880,000



4 Bedroom(s)



2 Bathroom(s)



1657.36 sq ft

JeffreyRoss are pleased to bring to the market with no on going chain this impressive 4 bedroom extended dormer detached bungalow set on one of the most prestigious roads in Lisvane. This well appointed detached bungalow is extremely well presented and offers spacious living accommodation throughout. In brief the property comprises entrance hallway, fitted kitchen, front living room, dining room, office, separate WC, family room. To the first floor 4 double bedrooms and family bathroom. To the rear outside there is generous sized enclosed landscaped split leveled rear garden mostly astro turfed with split leveled section with lawned area boarded with small planted trees and mixed shrubs. Heated swimming pool, pool room, storage available underneath property, several storage rooms. Gated side access. Detached double garage. Further features include gas central heating and upvc double glazing. Double width driveway to side. Beautiful landscaped front garden mostly laid to lawn and boarded with mixed shrubs and small planted trees. Enviably located close to Llanishen village for local amenities, regular transport links nearby with equal distance to both Llanishen and Lisvane train stations. First class school catchment.

Take an interactive virtual walk around this property via our virtual tour, you can even measure walls and space to check if your furniture fits. Please enquire online or call our Llanishen office to book a viewing.

### PROPERTY SPECIALIST

**Mr Lewis Manners**  
lewis@jeffreyross.co.uk  
Valuer





**Kitchen**  
3.48m x 2.54m (11'5 x 8'4)

**Dining Room**  
3.40m x 3.66m (11'2 x 12)

**Living Area**  
4.50m x 4.42m (14'9 x 14'6)

**Family Room**  
6.99m x 7.21m (22'11 x 23'8)

**Office**  
2.90m x 1.83m (9'6 x 6)

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

**Council Tax Band**  
Band H

**School Catchments**  
English medium primary catchment area is Llysfaen Primary School  
English medium secondary catchment area is Llanishen High School

Welsh medium primary catchment area is Ysgol Y Wern  
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

**Ground Floor WC**  
2.90m x 1.45m (9'6 x 4'9)

**Bedroom 1**  
2.82m x 5.28m (9'3 x 17'4)

**Bedroom 2**  
2.64m x 4.04m (8'8 x 13'3)

**Bedroom 3**  
2.16m x 3.38m (7'1 x 11'1)

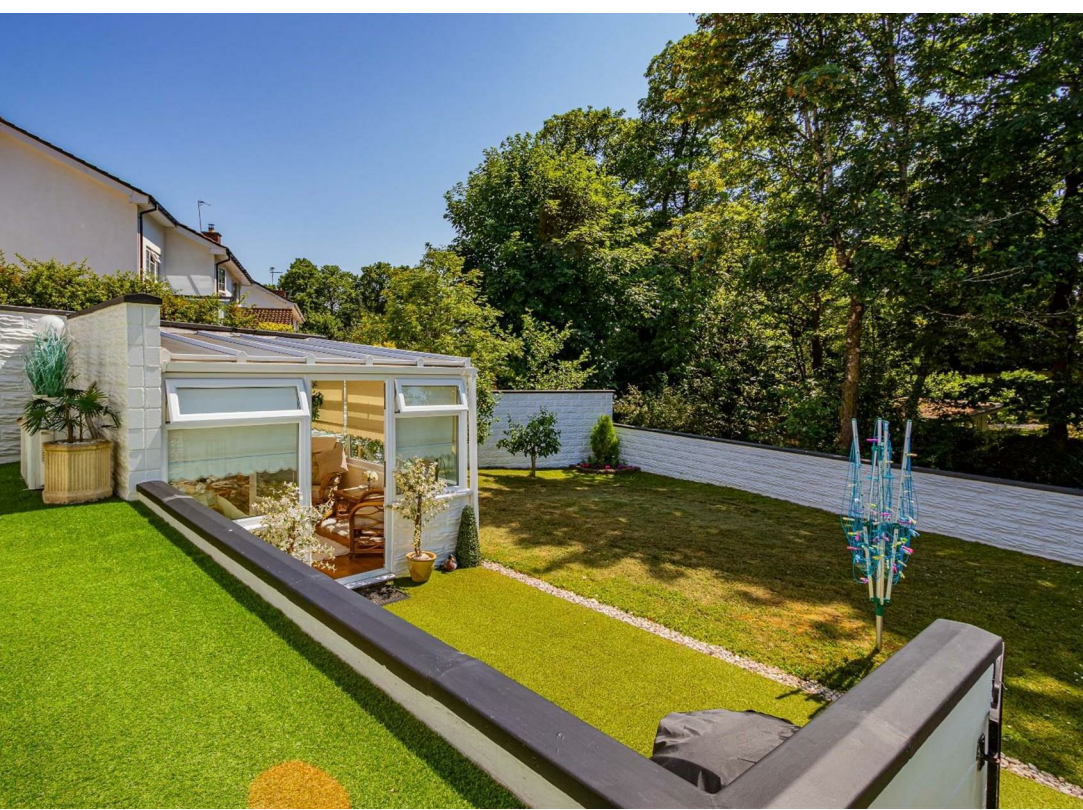
**Bedroom 4**  
2.39m x 2.26m (7'10 x 7'5)

**Upstairs Shower Room**  
2.39m x 2.74m (7'10 x 9)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 