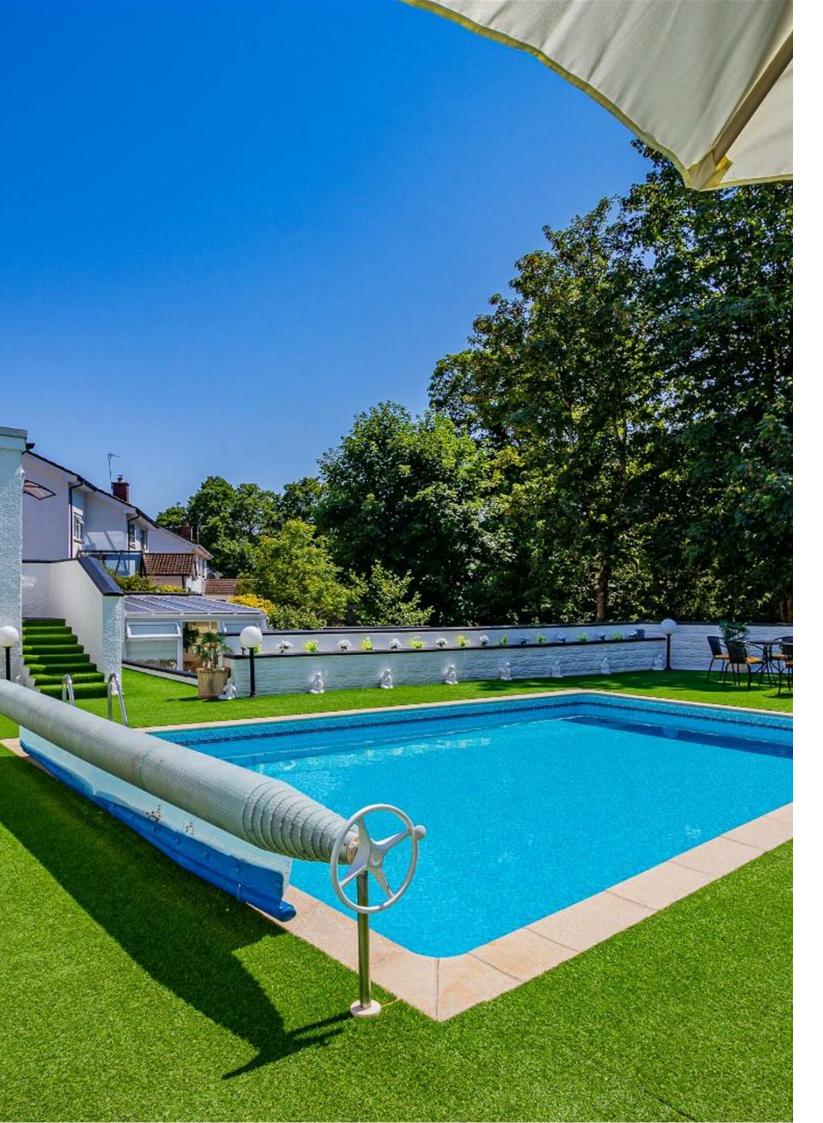
## CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



LISVANE



# MILL ROAD



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)

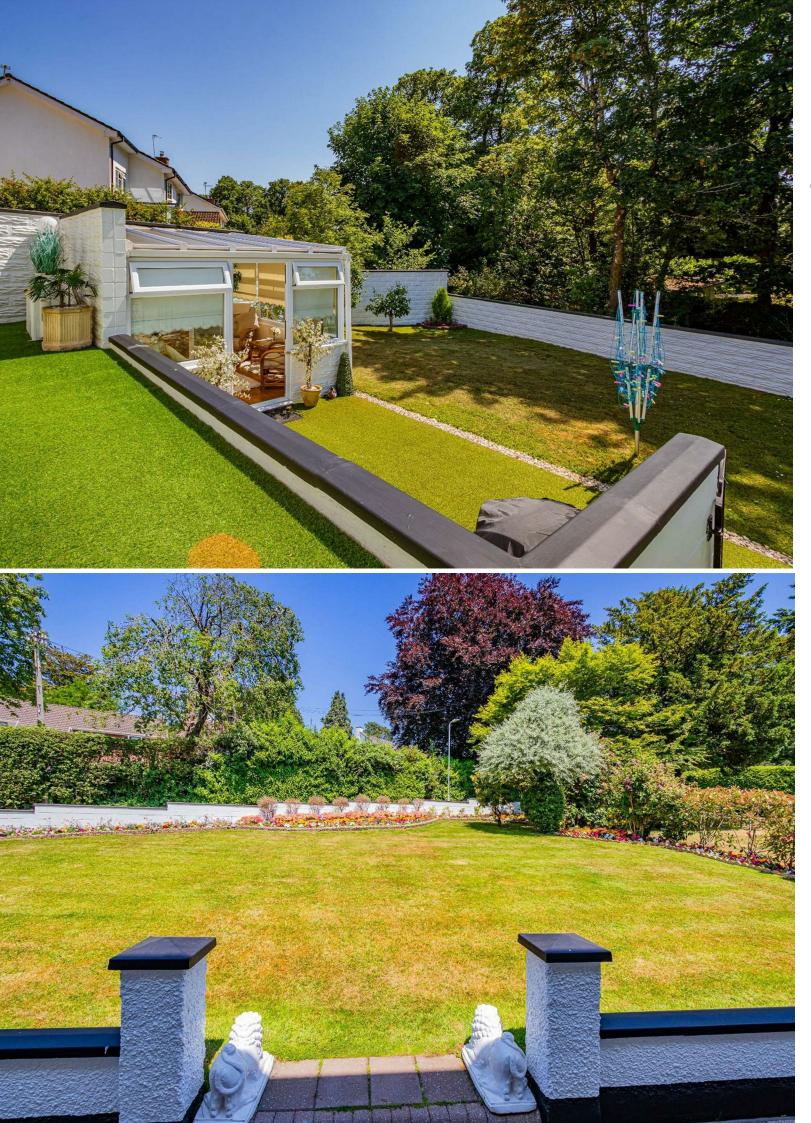
UPSTAIRS SHOWER ROOM 2.39m x 2.74m (7'10 x 9)

**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





## **MILL ROAD** LISVANE, CF14 0XL - £825,000



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 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

















40 Mill Rd, Lisvane, CRF Exterior Area: 1657.36 sq ft



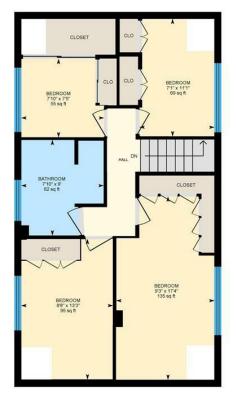
Ground Floor

3

6 **f**t

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.





1st Floor

