

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



MILL ROAD  
LISVANE



## Mill Rd, Lisvane, CRF

Main Building: Total Interior Area 1930.67 sq ft



Ground Floor



1st Floor



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.



A rare opportunity to acquire this impressive family home on one of Lisvane's finest roads. The standard of finish and location makes this a very special home indeed.

Comments by - Mr Elliott Hooper-Nash



## MILL ROAD

LISVANE, CF14 0UG - ASKING PRICE - £780,000



4 Bedroom(s)



3 Bathroom(s)



1960.37 sq ft

JeffreyRoss are proud to bring to the market this exceptional family home on one of Lisvane's finest roads. The property has been fully renovated to a brilliant standard and briefly comprises entrance hallway, Bay fronted living room, Downstairs WC, Family room which opens onto an impressive open plan 'Harvey Jones' kitchen, Island and dining area with oversized sliding doors onto a great size family garden. Pocket doors hide an impressive utility room as well as further storage downstairs off the hallway. To the first floor in a beautiful gallery landing with doors leading to all 4 double bedrooms with the master bedroom benefiting dressing area and ensuite, Bedroom two also benefits an ensuite, stylish family bathroom with free standing bath and two further double bedrooms. To the front is driveway parking and access to the garage via electric garage door.

Take a closer look at the interactive Virtual tour for a closer look.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
02920 499680  
Elliott@jeffreyross.co.uk  
Director





**Entrance Hallway**

Patterned tiled flooring with underfloor heating, with large understairs cupboard, carpeted stairs to upper floor. Cloakroom storage cupboard, and doors leading to front reception.

**Bay fronted Living Room**

3.53m x 4.09m (11'6" x 13'5")  
Recessed built in bespoke storage, underfloor heating and broadband port.

**Downstairs WC**

1.73m x 0.91 (5'8" x 2'11")

**Storage cupboard**

**Second reception**

3.40m x 7.06m (11'1" x 23'1")  
Oak flooring and underfloor heating. Wood burner with bare brick surround, recessed ceiling lighting system.

**Kitchen / Living / Dining**

6.34m x 6.10m (20'9" x 20'0")  
Harvey Jones Kitchen with central feature Silestone island with instant hot water tap, four ring induction hob, under cabinet storage units with lighting and space for wine cooler/fridge, ceiling extractor, separate integrated units with Miele appliances consisting of double oven, fridge/freezer, coffee maker and double pocket doors leading to Utility room. This area further benefits feature oversized sliding doors onto the raised patio area, oak flooring, log burner with stylish brick surround and opening to second reception / family area. Remote controlled ceiling extractor.

**Utility room**

3.09m x 1.47m (10'1" x 4'9")  
Sliding door from kitchen, Silestone work surface, storage cupboards, plumbing/space for washing machine, tumble dryer, integrated Bosch dishwasher and integrated freezer.

**To the first floor**

**Landing**

Gallery landing with doors to all bedrooms, Carpeted throughout, loft access hatch, feature radiator. The attic has been fully boarded and has a light.

**Bedroom One**

5.72m x 4.51m into dressing area (18'9" x 14'9" into dressing area)

**Dressing area**

Dressing area with Sharps fitted wardrobes and dressing table area, storage cupboards and bed side cabinets.

**Ensuite**

2.39m x 1.66m (7'10" x 5'5")  
Walk in double shower/wet room. Tiled flooring and walls. Wall mounted heated towel rail.

**Bedroom Two**

4.63m x 4.10m (15'2" x 13'5")  
Underfloor heating

**Ensuite**

1.77m x 1.26m (5'9" x 4'1")

**Family Bathroom**

1.72m x 2.68m (5'7" x 8'9")

**Bedroom Three**

3.57m x 3.33m (11'8" x 10'11")  
Currently used as a home office but a sizable double bedroom.

**Bedroom Four**

2.52m x 2.59m (8'3" x 8'5")  
Guest bedroom and currently fitted out as a second dressing room, Sharps fitted wardrobes

**Garden**

Rear terrace with recessed floor lights and outdoor waterproof electrical socket can be accessed via kitchen/diner and sitting area with steps leading down to

mainly lawned area, with borders containing mature shrubs, plants and roses. Access to the side of the house and front via gate leading to driveway and side door to utility and garage. Raised flower beds and steps give access to a further terrace at the rear of the property and also has electrical wiring for lights or hot tub. Private 8ft fencing to surround property, with mature and decorative trees towards the rear of the garden

**Garage**

5.07m x 3.11m (16'7" x 10'2")  
Electric door, wall mounted Worcester Bosch Greenstar gas combination boiler, electrical points, UPVC side door.

**Driveway**

Parking for 1-2 cars

**Tenure**

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

**Council Tax**

Band - G

**Additional information**

- \* Zonal Under Floor Heating;
- \* Alarm and CCTV Security System;
- \* Private Rear garden, garage with electric door and security system incorporating CCTV.
- \* Wired Sonos Sound System to kitchen and rear living area;
- \* Short distance from local amenities, Cefn Onn Park, Llanishen Primary School and Lisvane and Thornhill Train Station.



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		
	63	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





