



MILLFIELD




LISVANE





## MILLFIELD

LISVANE, CF14 0RW - £645,000

 4 bedroom(s)  2 bathroom(s)  1592.48 sq ft

JeffreyRoss are proud to bring to the market this exceptional family home. This 4 bedroom family home has been impressively modernised throughout by the current owners as well as the new addition of a fantastic family and entertaining space added to the rear by way of a large extension which is the width of the house! The ground floor briefly comprises entrance hallway, Second reception (currently used as a play room, Downstairs WC and shower-room, under stair storage, fantastic open plan, living, kitchen and dining room with two sets of bi-folding doors onto the landscaped garden. To the first floor are four bedrooms and family bathroom.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

Elliott@jeffreycross.co.uk


02920 499680

Director







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>	<b>66</b>	<b>74</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 	



















#### ENTRANCE HALLWAY

Enter via pvc front door on to large entrance hallway, smooth plastered walls and ceiling, tiled flooring, radiator. Doors to WC, Second reception, under-stair storage, stairs to first floor and door to Kitchen / living and dining room.

#### WC / SHOWER ROOM

1.91m x 2.22m (6'3" x 7'3")

Large downstairs WC that benefits Upvc obscured double glazed window to the side aspect, wash hand basin, corner shower and radiator.

#### RECEPTION TWO / PLAYROOM / STUDY

4.51m x 4.55m (14'9" x 14'11")

Bay fronted multi purpose reception room, currently used as a play room but would make a great formal lounge or home office. smooth plastered walls and ceiling, Upvc double glazed bay window, neutral carpets and radiator

#### OPEN PLAN LIVING / KITCHEN / DINING

10.09m x 7.75m widest points (33'1" x 25'5" widest points)

The hub of the house. This incredible space has been designed with the family and entertaining in mind. Open plan living with a consideration for formal dining with an impressive modern fitted kitchen and central island unit as well as two sets of bi-foldings doors on to the landscaped garden. Fully tiled flooring throughout that benefits underfloor heating, smooth plastered walls and ceiling with the kitchen section benefiting vaulted ceilings with double glazed Velux windows. The kitchen comprises matching base level units with contrasting eye level units with a mixer of Quartz and Oak worktops. Space for a large American style freezer, integrated Electric oven and micro wave, integrated sink with mixer tap and drainer, integrated dishwasher and induction hob. Upvc double glazed window onto the garden as well as oak skirting boards and door surrounds.

#### GARAGE / UTILITY

Access from the kitchen and and also via up and over door to the front. Fuse board and powerpoints, plumbing for washing machine.

#### TO THE FIRST FLOOR

#### LANDING

Carpeted stairs and landing, feature double glazed window to the side aspect. Door to all bedrooms, bathroom and loft access.

#### BEDROOM ONE

4.63m x 3.86m (15'2" x 12'7")

Large master bedroom that benefits fitted wardrobes. Smooth plastered walls and ceiling, neutral carpets, Upvc double glazed window to the rear aspect and radiator

#### BEDROOM TWO

3.30m x 3.25m (10'9" x 10'7")

Second double bedroom that benefits built in wardrobes. Smooth plastered walls and ceiling, neutral carpets, Upvc double glazed window to the rear aspect and radiator. Cupboard houses combi boiler.

#### BEDROOM THREE

3.39m x 2.20m (11'1" x 7'2")

Great size children's bedroom. smooth plastered walls and ceiling, neutral carpets, Upvc double glazed window to the front aspect and radiator

#### BEDROOM FOUR

2.57m x 2.20m (8'5" x 7'2")

Good size children's bedroom or home office. smooth plastered walls and ceiling, neutral carpets, Upvc double glazed window to the front aspect and radiator

#### BATHROOM

1.75m x 2.99m (5'8" x 9'9")

Stylish bathroom suite comprising tiled bath, separate shower cubicle, low level WC and wash hand basin. Tiled walls and flooring, smooth plastered walls and ceiling with recessed spotlights, obscured Upvc double glazed window to the front aspect and radiator

#### GARDEN

Landscaped rear garden, large patio area, fenced boundary and lawned area. Exterior lighting.

#### DRIVEWAY

Driveway parking for one car and street parking for two.

#### 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

#### SCHOOL CATCHMENTS

My English medium primary catchment area is Llysfan Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

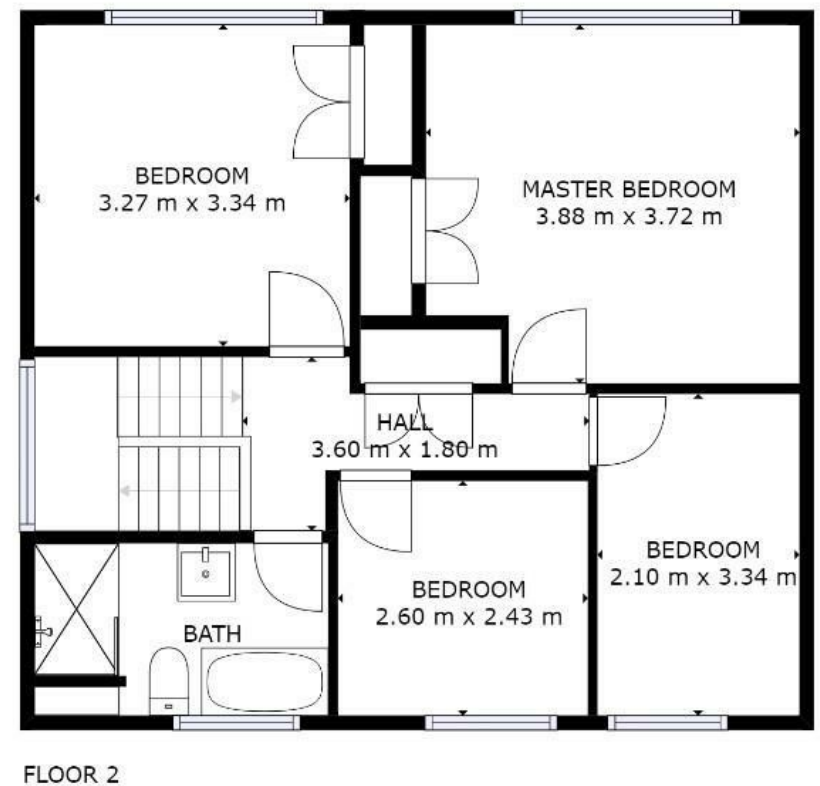
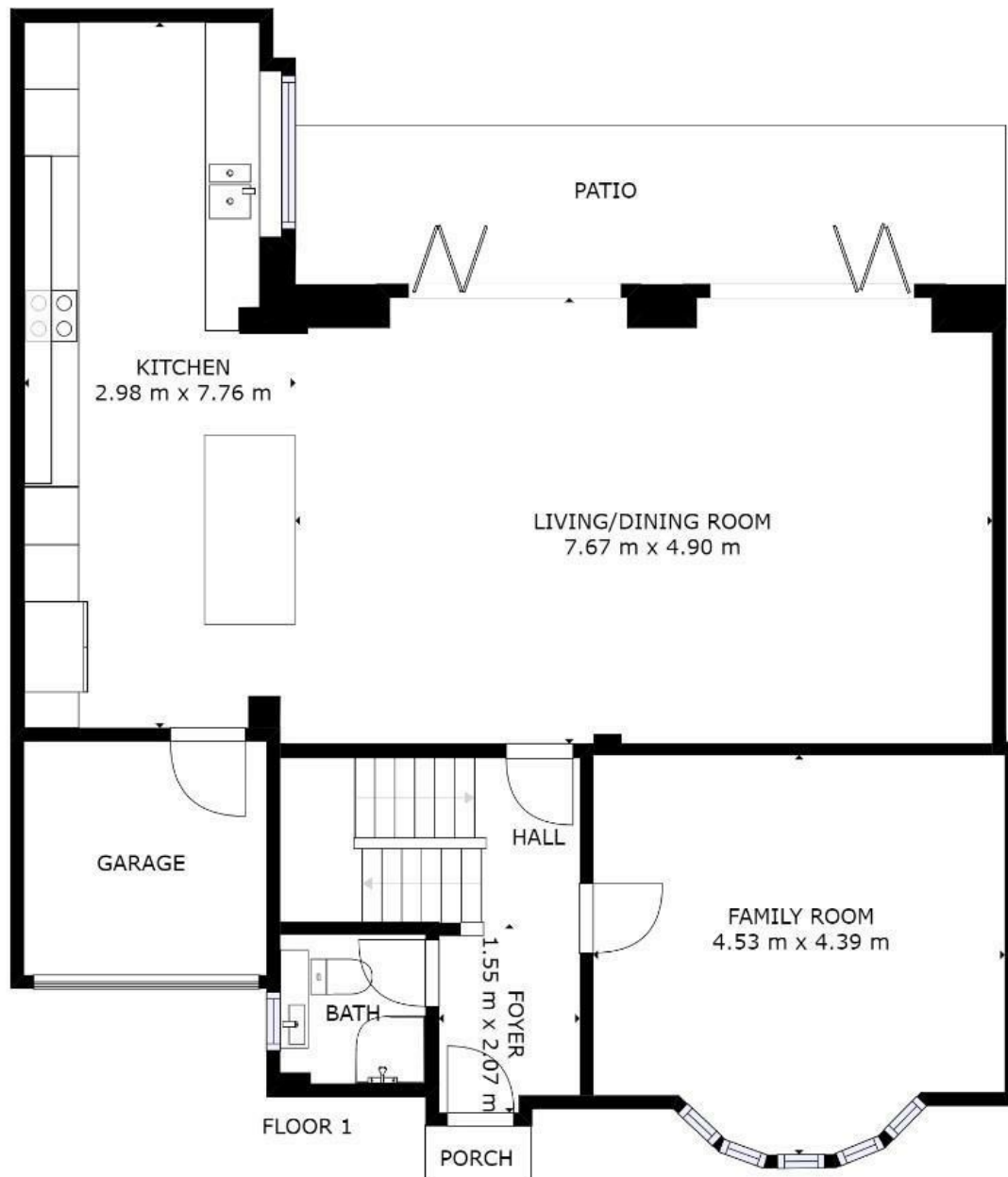
My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

“ Fantastic family home in a cul-de-sac location, extended and beautifully presented. an excellent example of a Lisvane home. ”

Comments by Mr Elliott Hooper-Nash





GROSS INTERNAL AREA  
 FLOOR 1: 91 m<sup>2</sup>, FLOOR 2: 57 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 15 m<sup>2</sup>  
 TOTAL: 148 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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