

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

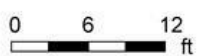


MILL ROAD
LISVANE



Mill Rd, Lisvane, CRF

Main Building: Total Interior Area 2678.14 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.






A hidden gem off one of North Cardiff's finest roads, the size and scope for this home make this an exciting opportunity for the next owner.

Comments by - Mr Elliott Hooper-Nash



MILL ROAD

LISVANE, CF14 0XS - ASKING PRICE - £1,100,000

 4 Bedroom(s)  2 Bathroom(s)  2678.14 sq ft

Nestled in the charming Mill Road of Lisvane, Cardiff, this detached house offers a unique opportunity for those seeking a spacious and elegant home. Boasting two reception rooms and four bedrooms spread across 2,678 sq ft, this property provides ample space for comfortable living.

Built approx. 1983, this home exudes character and charm while offering modern amenities for today's lifestyle. The split-level living adds a touch of sophistication, creating distinct areas for relaxation and entertainment.

Situated in an exclusive development of just two homes, privacy and tranquillity are guaranteed. Although parking is limited with space for only two vehicles, the shared driveway ensures easy access in and out of the property as well as additional visitors parking on the way in

For those looking for a property with a unique layout and a touch of exclusivity, this home on Mill Road is a rare find. Don't miss the opportunity to make this distinctive property your own in the heart of Cardiff's picturesque Lisvane.

PROPERTY SPECIALIST

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





Entrance Hallway
2.97m x 4.95m (9'9" x 16'3")

Open plan living room
7.32m x 5.11m (24' x 16'9")

Dining Room
4.24m x 3.73m (13'11" x 12'3")

WC
1.88m x 0.99m (6'2" x 3'3")

Storage
1.78m x 0.99m (5'10" x 3'3")

Utility
1.78m x 2.46m (5'10" x 8'1")

Kitchen
4.19m x 3.25m (13'9" x 10'8")

Office
2.84m x 3.81m (9'4" x 12'6")

Bedroom
3.84m x 3.86m (12'7" x 12'8")
Currently used as a sitting room.

Bathroom
2.08m x 3.96m (6'10" x 13')
Stylish and newly fitted suite, door to garden

Bedroom
3.71m x 3.86m (12'2" x 12'8")
sliding doors to garden

Bedroom
2.97m x 5.28m (9'9" x 17'4")
sliding doors to garden

To the first floor

Landing
Access to storage area

Master Bedroom
5.92m x 4.95m (19'5" x 16'3")
Impressive master suite

Ensuite
3.84m x 2.84m (12'7" x 9'4")

Sun room
3.10m x 5.49m (10'2" x 18')

Garden
Good size garden to the rear with side access and outside storage. South East facing

Driveway
Parking for 2 cars and further parking available via the garage which boasts an electric up and over door and visitor parking on the way in.

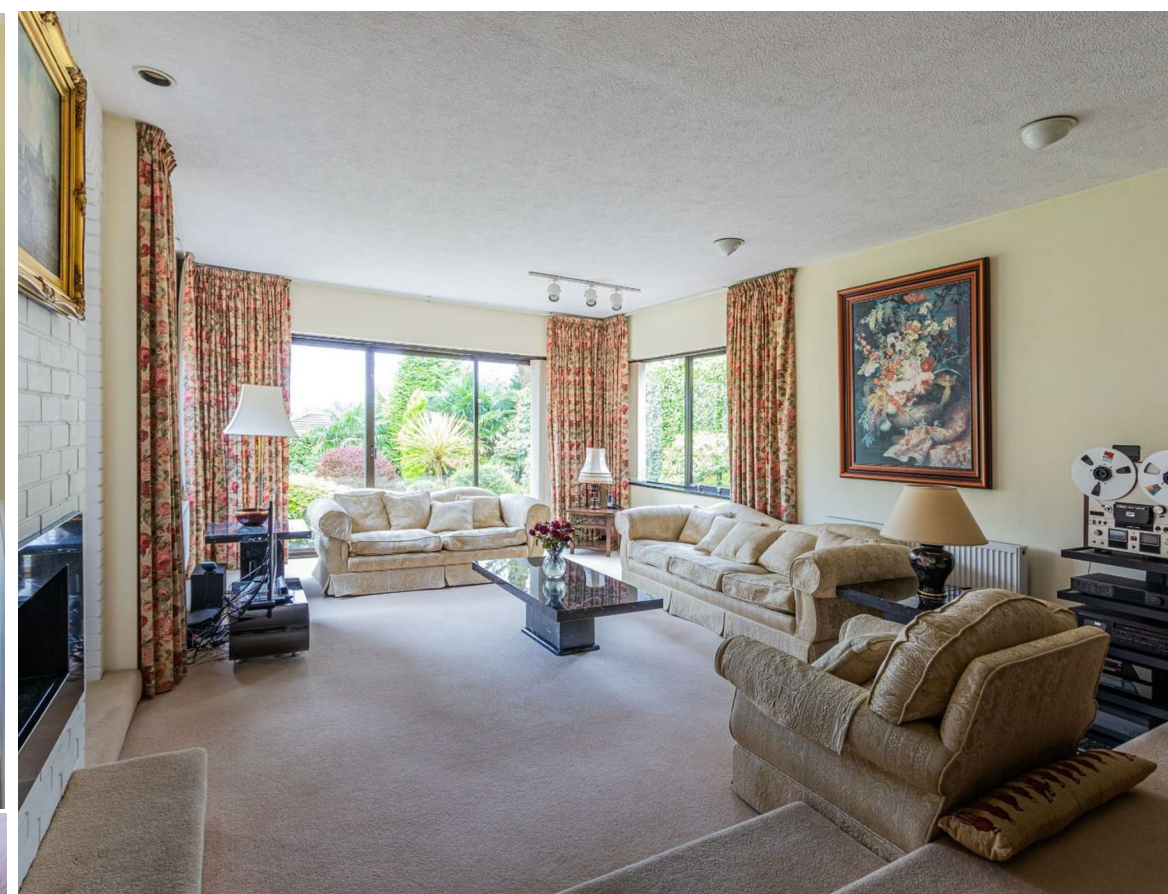
Double Garage
5.36m x 4.98m (17'7" x 16'4")

Garden storage room

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

Council Tax
Band - I

Additional information
No onward chain
The garden previously had an outside pool and is the reason behind the raised planter in the garden.
Vacant possession.
Private development of just two houses.
Secluded and hidden away off one of Cardiff's finest roads.



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