

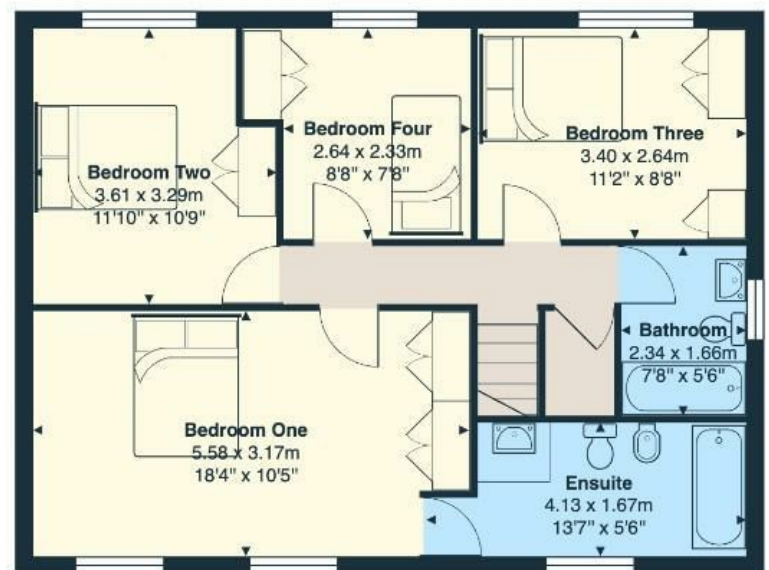
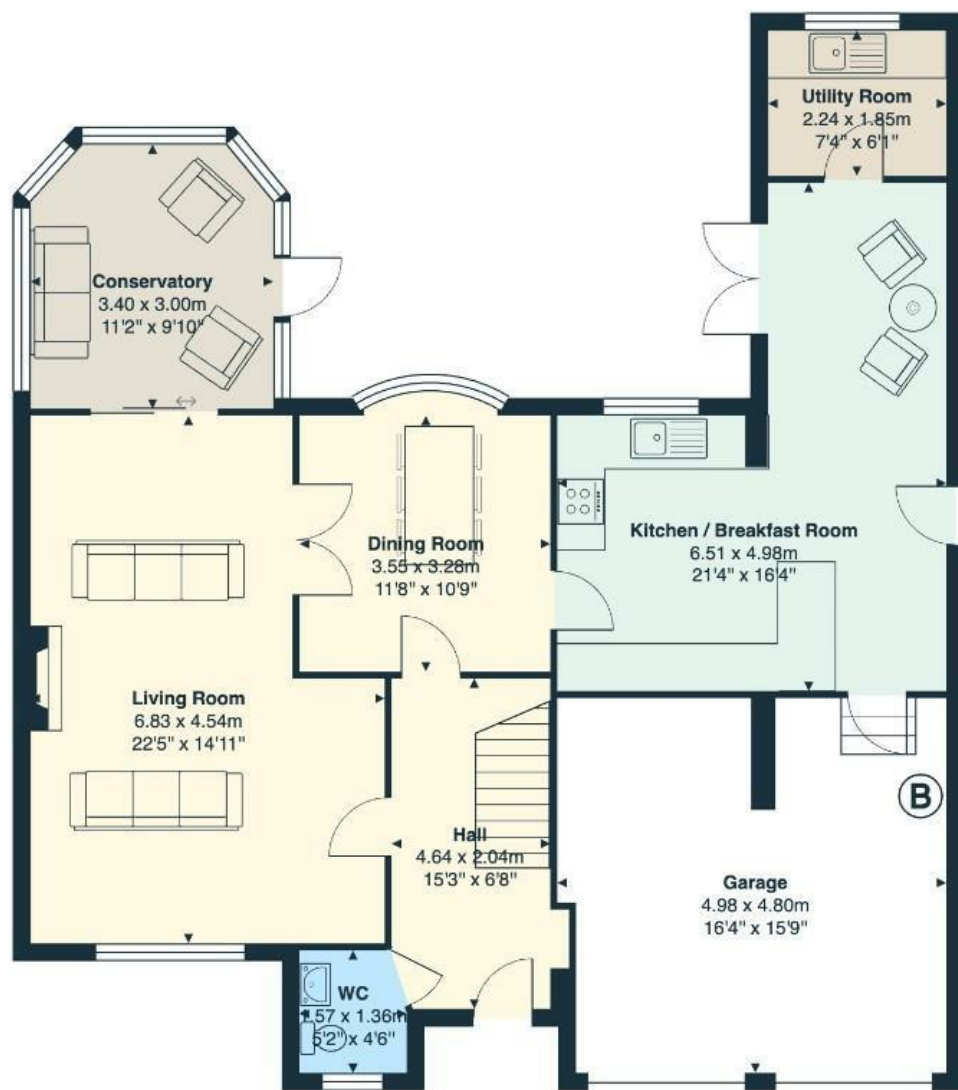
Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MILLHEATH DRIVE  
LISVANE





**Millheath Drive, Lisvane, CF14 0GA**

Total Area: 181.0 m<sup>2</sup> ... 1948 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Beautifully presented family home in the sought after area of Lisvane. The property has been extend to create a great entertaining space that leads onto a West facing garden.

Comments by - Mr Elliott Hooper-Nash



## MILLHEATH DRIVE

LISVANE, CF14 0GA - OFFERS OVER - £700,000



4 Bedroom(s)



2 Bathroom(s)



1948.00 sq ft

A generous and beautifully presented, four bedroom detached family home set in approx 1,948 SQFT, occupying a substantial plot within this highly sought after cul de sac. Ideally located on Millheath Drive in Lisvane and offered for sale for the first time since construction in 1987. The current owner has maintained the property to a very high standard throughout their ownership and it has benefited from a sizeable rear extension to create a modern open plan kitchen/breakfast room and utility room. The property enjoys a delightful and enclosed rear garden, along with blocked paved driveway and integral double garage. Located just a short walk to the highly regarded local schools, parks, bus and train routes to the City Centre and the popular Llanishen Village. The property briefly comprises; Entrance hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room and utility room. To the first floor there are 3 double bedrooms, 1 single bedroom and en-suite bathroom to master bedroom and family bathroom. Furthermore, the property has a blocked paved driveway, sizeable front, side and rear gardens. To the side there is also ample space to accommodate a caravan or boat. An integral double garage. Viewings are strongly recommended.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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Director







**Entrance Hall**  
2.04m x 4.64m (6'8" x 15'2")

**Downstairs WC**  
1.57m x 1.36m (5'1" x 4'5")

**Living Room**  
4.54m x 6.83m widest points (14'10" x 22'4" widest points)

**Conservatory**  
3.4m x 3m (11'1" x 9'10")

**Formal Dining Room**  
3.28m x 3.55m (10'9" x 11'7")

**Kitchen / Living / Breakfast Room**  
6.51m x 4.98m widest points (21'4" x 16'4" widest points)

**Utility**  
2.24m x 1.85m (7'4" x 6'0")

**To the first floor**

**Bedroom One**  
3.17m x 4.94m to wardrobes (10'4" x 16'2" to wardrobes)

**Ensuite**  
4.13m x 1.67m (13'6" x 5'5")

**Bedroom Two**  
3.29m x 3.61m (10'9" x 11'10")

**Bedroom Three**  
3.20m x 2.64m (10'5" x 8'7")

**Bedroom Four**  
2.64m x 2.33m (8'7" x 7'7")

**Family Bathroom**  
1.66m x 2.34m (5'5" x 7'8")

**Garden**  
A very generous, westerly rear garden with large patio area and large laid lawn, with shrubs and plants, enclosed by timber fencing. Outside water tap and power points.

**Garage**  
5.16m x 5.17m (16'11" x 16'11")  
Integral garage with up-and-over access door, power and lighting, 'Worcester' central heating boiler, connecting door to main residence.

**Driveway**  
Parking for se

**Additional Information**

To the side there is also ample space to accommodate a caravan or boat  
Kitchen diner extend Integral access to large double garage  
Sizeable plot  
Walking distance to Llanishen Reservoir

**School Catchments**

My English medium primary catchment area is Lisvane 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)


**Tenure**

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

**Council Tax**  
Band G





| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>82</b> |
| (69-80) <b>C</b>                            | <b>68</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  |           |











