

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MILL ROAD  
LISVANE





## Mill Rd, Lisvane, CRF

Main Building: Total Interior Area 3395.79 sq ft



Ground Floor



1st Floor



2nd Floor

0 6 12  
ft







One of the best examples you will see of a traditional modern home in the heart of Lisvane, packed full of charm on a great size plot for the area and this price point.

Comments by - Mr Elliott Hooper-Nash



## MILL ROAD

LISVANE, CF14 0XA - ASKING PRICE - £1,500,000



5 Bedroom(s)



4 Bathroom(s)



4045.76 sq ft

Nestled in the charming Mill Road, Llanishen, Cardiff, this stunning Victorian detached house is a true gem waiting to be discovered. It offers 3 reception rooms, 5 bedrooms, and 4 bathrooms across a spacious 4,046 sq ft, this property offers ample space for a growing family.

As you step inside, you'll be greeted by a home brimming with character, with a wealth of period features that add a touch of elegance and history to the space. The property sits on a generous 0.23-acre plot, providing plenty of outdoor space for children to play or for hosting summer gatherings with friends and family.

From the moment you arrive, the beautifully presented interior exudes warmth and charm, making you feel very at home. With a driveway offering parking for up to 4 cars, convenience is at your doorstep.

If you're in search of a fantastic family home that seamlessly blends Victorian charm with modern comfort, look no further. This property on Mill Road is a rare find that offers both space and style, creating the perfect setting for new memories to be made.

### PROPERTY SPECIALIST

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







**Entrance Porch**

3.58m x 1.12m (11'9 x 3'8)

**Entrance Hallway**

3.20m x 3.07m (10'6 x 10'1)

**Downstairs WC**

**Principal reception room**  
4.80m x 9.65m (15'9 x 31'8)

**Snug / Den**  
4.14m x 3.43m (13'7 x 11'3)

**Open Plan Kitchen / Diner**  
6.60m x 6.60m widest points (21'8 x 21'8 widest points)

**Second Reception / Family Room**  
3.73m x 6.45m (12'3 x 21'2)  
Hidden wine cellar via trap door, installed by the current owners.

**Utility room**  
3.40m x 2.67m (11'2 x 8'9)

**Side access / Second Hallway**  
1.55m x 2.82m (5'1 x 9'3)  
Stairs to second floor and bedroom four

**To the first floor**

**Landing**

**Family Bathroom**

3.89m x 2.44m (12'9 x 8')

**Master Suite**

8.84m x 3.96m (29'16 x 13')

**Ensuite**

3.71m x 2.08m (12'2 x 6'10)

**Bedroom Two**

4.98m x 2.59m (16'4 x 8'6)

**Ensuite**

1.63m x 2.59m (5'4 x 8'6)

**Bedroom Three**

3.07m x 5.13m (10'1 x 16'10)

**Bedroom Four**

Stairs to ground floor / cupboard housing boiler.

**To the Second Floor**

**Bedroom Five**

4.04m x 3.56m (13'3 x 11'8)

**Ensuite**

1.98m x 1.93m (6'6 x 6'4)

**Home Office / Storage**

1.70m x 3.38m (5'7 x 11'1)

**Garden**

Large west facing garden with mature shrub borders, large patio area, garden shed and side access.

**Driveway**

Parking for 4 cars

**Tenure**

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

**Council Tax**

Band - H

**School Catchment**

My English medium primary catchment area is Coed Glas 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)

**Additional Information**

Extended by the current owners in approx ?  
Hidden wine cellar  
Rare to find a period home with 5 bedrooms and 4 bathrooms





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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











