



MILLRACE CLOSE

LISVANE





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LISVANE, CF14 0UQ - £685,000



4 bedroom(s)



2 bathroom(s)



1502.00 sq ft

Nestled in the charming area of Millrace Close, Lisvane, Cardiff, this beautifully presented house offers a wonderful opportunity for both families and individuals seeking a spacious and modern home. Spanning an impressive 1502 square feet, the property boasts a generous layout that is perfect for comfortable living.

Upon entering, you will be greeted by a newly fitted kitchen that combines style and functionality, making it an ideal space for culinary enthusiasts. The newly renovated bathroom complements the home's contemporary feel, ensuring that every corner reflects modern elegance.

One of the standout features of this property is the large plot it occupies, providing ample outdoor space for gardening, entertaining, or simply enjoying the fresh air. Additionally, the property comes with planning permission for a two-storey rear extension, allowing for further expansion and customisation to suit your needs.

This home is not just a place to live; it is a canvas for your future aspirations. With its prime location in Lisvane, you will benefit from a peaceful neighbourhood while still being conveniently close to local amenities and transport links. This property truly represents a rare find in today's market, combining modern comforts with the potential for future development. Don't miss the chance to make this exquisite house your new home.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

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Director







Energy Efficiency Rating

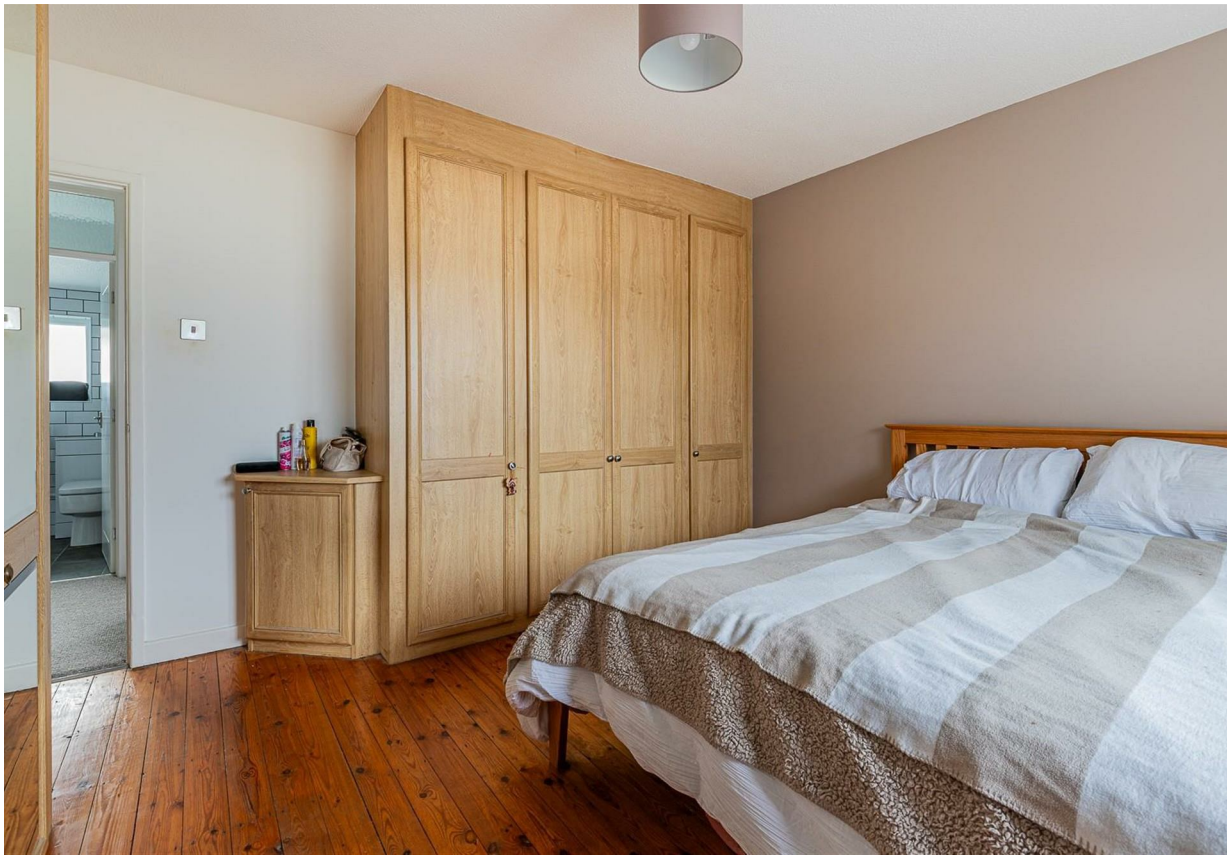
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALLWAY

BAY FRONTED LIVING ROOM
3.71m x 7.26m (12'2 x 23'10)

CONSEVATORY
3.35m x 4.09m (11' x 13'5)

DOWNSTAIRS WC
2.06m x 1.70m (6'9 x 5'7)

KITCHEN / DINER
5.72m x 2.64m (18'9 x 8'8)

DINING ROOM
3.05m x 3.78m (10' x 12'5)

GARAGE
2.54m x 5.31m (8'4 x 17'5)

TO THE FIRST FLOOR

BEDROOM ONE
3.71m x 3.53m (12'2 x 11'7)

ENSUITE
1.52m x 1.73m (5 x 5'8)

BEDROOM TWO
3.96m x 3.78m (13' x 12'5)

BEDROOM THREE
3.02m x 2.67m (9'11 x 8'9)

BEDROOM FOUR
2.54m x 2.26m (8'4 x 7'5)

BATHROOM
2.72m x 1.65m (8'11 x 5'5)

GARDEN
South East facing garden to the rear, large plot to the side and fornt.

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 Llysfaen 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)

PLANNING PERMISSION
Planning reference number - 22/00511/DCH



“ Stylish family home with the potential to make bigger with the planning permission that has been granted. ”

Comments by Mr Elliott Hooper-Nash

Millrace CI, Lisvane, CRF

Main Building: Total Interior Area Grade 1502.04 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.

www.jeffreyross.co.uk

Jeffrey Ross