GROSS INTERNAL AREA
FLOOR 1: 91 m², FLOOR 2: 57 m²
EXCLUDED AREAS: , PATIO: 15 m²
TOTAL: 148 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website

Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

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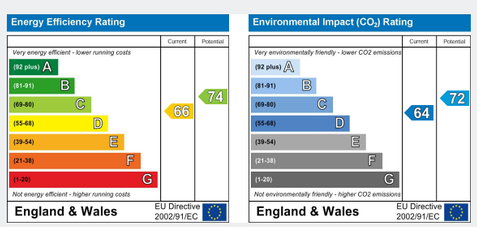
JeffreyRoss



find us on

Millfield

4 Bedrooms - Cardiff - CF14 0RW - ***£550,000 Freehold***

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 aree 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 Primary Catchment is
Llysfaen Primary School (year 2019-20)
Note Howardian Primary catchment area yet to be established Applications are welcomed

My Secondary Catchment Area is
Llanishen High School (year 2019-20)

My Welsh Primary Catchment Area is
Ysgol Y Wern (year 2019-20)

My Welsh Secondary Catchment Area is

Ysgol Gyfun Gymraeg Glantaf (year 2019-20)

correct at the time of publication

Additional Information
Extended

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 and dining room with two sets of bi-folding doors onto the landscaped garden. To the first floor are four bedrooms and family bathroom.

Please take a look at our Virtual Viewing for a close look to see what we mean.

- *Stunning 4 Bedroom Detached family home*
- *Extended*
- *Landscaped garden*

1592.48 sq ft