



20 Millheath Drive

Lisvane, Cardiff, CF14 0GA

Price Guide £600,000

HARRIS & BIRT





An attractive four bedroom, detached property situated in a private corner plot within the ever popular Millheath Drive, Lisvane, close to Llanishen Village, as well as easy access onto the M4 Corridor. The property itself offers attractive accommodation, modernised and found in excellent condition, briefly comprising; entrance hall, large living area, dining room, modern kitchen, home office, ample storage and wc to the ground floor as well as access to an integrated single garage with power and light. Stairs lead up to a good sized master bedroom with a large en suite, as well as three further good sized bedrooms and family bathroom. The plot sized is generous and there is off-road parking to the front for two cars. Pedestrian side access to both sides and flat private southwest facing gardens to rear.

Situated in a sought-after location, this property offers not only a comfortable living space but also easy access to local amenities, schools, and transport links. Whether you enjoy a peaceful evening in the garden or a stroll in the nearby parks, this house has something for everyone.

Price Guide £600,000 to £650,000

- Large Four Bedroomed Detached Property
- Mature Gardens
- Garage and Home/Office
- Council Tax Band G
- Total Square Footage 1723 sq/ft
- Modern Well Maintained Family Home
- Parking for Two Cars
- Ample Storage
- EPC rating C
- Price Guide £600,000 to £650,000

## Accommodation

### Ground Floor

#### Hallway 5'11" x 14' 9" (1.80m x 4.27m 2.74m)

Quikstep Luxury Livyn plank flooring, skimmed walls, textured ceilings, radiator, stairway to first floor

#### Living Room 15'2" x 22'7" (4.62m x 6.88m)

Large living room, Quikstep Luxury Livyn plank flooring, fully skimmed walls, coved and textured ceilings, UPVC double glazed window to front elevation, gas fire set on a heath, radiator, UPVC double glazed window to front elevation, UPVC double glazed french doors to rear garden and double doors through to dining room.

#### Dining Room 10'9" x 11' 8" (3.28m x 3.35m 2.44m)

Large dining room, Quikstep Luxury Livyn plank flooring, skimmed walls, textured ceilings, radiator, UPVC double glazed doors leading to rear garden, and double doors leading to the living room and door leading to kitchen.

#### Office 8'5" x 13'7" (2.57m x 4.14m)

Carpeted flooring, UPVC double glazed window to front elevation, skimmed walls and ceiling, door to large storage cupboard with shelving. Radiator.

#### Downstairs WC 5'6" x 4'4" (1.68m x 1.32m)

Laminate wood effect flooring, half tiled walls, UPVC double glazed window to front elevation, radiator, Alarm control panel

#### Kitchen 16'6" x 11'8" (5.03m x 3.56m)

Modern fitted kitchen with high gloss wall and base units set under and over a wood grain effect worksurface and a small island, with three pendant lights above. Features include; Smeg hob and oven and a Smeg extractor fan and modern chimney extractor, two stainless steel sinks with waste disposal and grooved drainer with chrome mixer tap. Integrated fridge/freezer, plenty of space for a dishwasher, and washing machine Three quarter tiled walls with fully skimmed walls above, coved and skimmed ceiling with inset

LED spotlighting. Quikstep Luxury Livyn plank flooring, modern vertical designer radiator, under unit LED lighting, Two UPVC double glazed windows to rear elevation. UPVC double glazed doorway leading to garden;

### First Floor

#### Landing 12'11" x 9' 0" (3.94m x 2.74m 0.00m)

Carpeted flooring, large walk in airing cupboard housing water tank, ample shelving, access to main loft space which is boarded and has electric lighting, plenty of storage space. Doors leading to all bedrooms

#### Master Suite Bedroom One 18'4" x 10'6" (5.59m x 3.20m)

Large master bedroom with two UPVC double glazed windows to front elevation. Skimmed walls, coved and textured ceiling. Fitted carpet. Fitted radiator. Doorway opens through into;

#### Master Suite Bathroom One 13'5" x 5'9" (4.09m x 1.75m)

Four piece suite in white comprising; bath with shower above, and chrome shower screen, pedestal wash hand basin with storage underneath, low level WC., bidet, UPVC double glazed window to front elevation, fully tiled walls, Vinyl effect laid flooring. Fitted radiator.

#### Bedroom Two 11'2" x 11'8" (3.40m x 3.56m)

Carpeted flooring, textured ceiling and papered walls, fitted wardrobes, UPVC double glazed window to rear elevation.

#### Bedroom Three 10'10" x 8'7" (3.30m x 2.62m )

Laminate wood effect flooring, skimmed walls, textured ceilings UPVC double glazed window to rear elevation and fitted wardrobes.

#### Bedroom Four 7'11" x 8'7" (2.41m x 2.62m)

Carpeted flooring, skimmed walls, textured ceilings, UPVC double glazed window to rear elevation, fitted wardrobe.

#### Bathroom 5'4" x 7'7" (1.63m x 2.31m)

Quikstep Luxury Livyn plank flooring, fully tiled walls,

spotlight, UPVC double glazed window to side elevation, fully tiled walls, radiator.

Chrome effect shower cubicle, low level WC, sink with storage below and extractor fan.

### Outside

#### Garage 8'8" x 17'1" (2.64m x 5.21m)

Up and over aluminium garage door, door to main house, electric fuse box, Baxi condenser boiler, breeze block painted walls, fitted work bench, boarded ceiling and loft space above garage.

#### Gardens & Grounds

The property is situated on an attractive and sizeable plot with block paved parking for two cars as well as access to garage. Pathways lead to rear garden from both sides of the house. The property is fenced to all boundaries with pedestrian access via a timber gate to either elevation. To the rear is an attractive garden mainly laid to lawn with a separate decked area and a concrete base for possible summer house. The garden is full of mature shrubbery throughout and a range of trees which give a sense of privacy to this idyllic location. The garden is private and secluded to a woodland beyond. There is a garden shed with electric, outside water tap, outside electric points.

Tree Protection Order on tree to the left of the garage.

#### Services

Property is serviced via mains gas, electricity, water and drainage. Baxi condenser boiler in garage with pressurized hot water cylinder to landing airing cupboard. The boiler installed in 2020 and has a 10 year warrantee.

#### Directions

From our office on Caerphilly Road, head North towards Ty Wern Road, at the roundabout take the 3rd exit onto Ty Glas Road, turn left to stay on Ty Glas Road, at the roundabout take the 2nd exit onto Station Road, turn left onto Mill Road, turn left onto Millrace Close and left onto Millheath Drive.









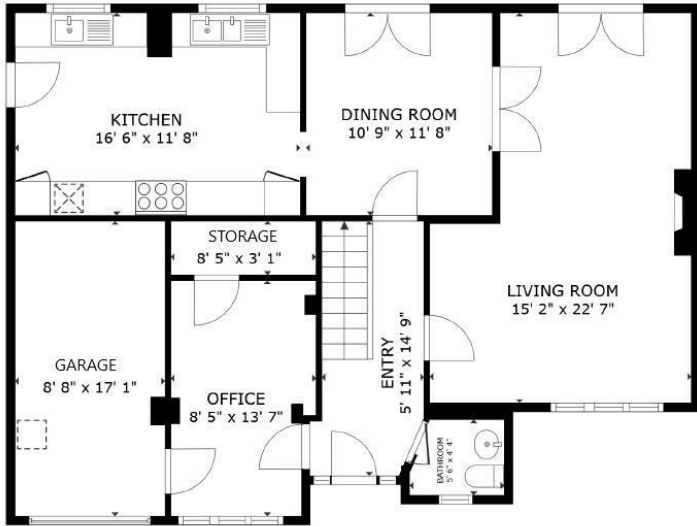












GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 1,045 sq.ft. FLOOR 2 678 sq.ft.  
 TOTAL : 1,723 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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