



£485,000

**Millrace Close,
Lisvane, Cardiff**

David Ricketts & Co are pleased to present for sale this 3-bedroom detached home, built in 1991 and retained by the same owner since construction. Offering over 1,880 sq ft of living space, the property provides a comfortable and flexible layout with plenty of potential.



1,800 sq.ft

For Sale

- **No Chain.**
- **Built in 1991 and retained by the same owner.**
- **3 Double Bedrooms**
- **Large & private garden.**

David Ricketts & Co are pleased to present for sale this **3-bedroom detached home**, built in 1991 and retained by the same owner since construction. Offering over 1,880 sq ft of living space, the property provides a comfortable and flexible layout with plenty of potential to create your ideal family home in the popular area of Lisvane.

The ground floor includes two reception rooms, a conservatory, and a bright, well-proportioned kitchen. There is also a third bedroom on this level, alongside a bathroom and separate WC, providing versatile accommodation for guests, family members, or use as a home office.

Upstairs, there are two large master bedrooms, each with its own en-suite. Both rooms benefit from large built-in wardrobes, with eaves that could be converted to create additional space if desired.

Outside, the property boasts a private rear garden surrounded by greenery, creating a peaceful and secluded outdoor space. The driveway provides off-street parking for convenience.

Situated in Lisvane, the home is close to local schools, shops, and amenities, while also offering access to scenic walking routes and parks, including Parc Cefn Onn and Lisvane and Llanishen Reservoir.

With its size, layout, history, and potential, this home represents an excellent opportunity to create a comfortable family residence in one of Cardiff's most sought-after neighbourhoods.

Ground Floor

Porch - 5'7" x 3'8"

Bedroom 3 - 13'3" x 9'8"

WC - 5'10" x 3'6"

Bathroom - 9'8" x 7'8"

Living Room - 13'7" x 18'3"

Kitchen - 17'2" x 14'0"

Dining Room - 15'3" x 14'0"

Conservatory - 9'11" x 10'10"

First Floor

Bedroom 1 - 15'3" x 15'0"

En-suite - 7'2" x 5'10"

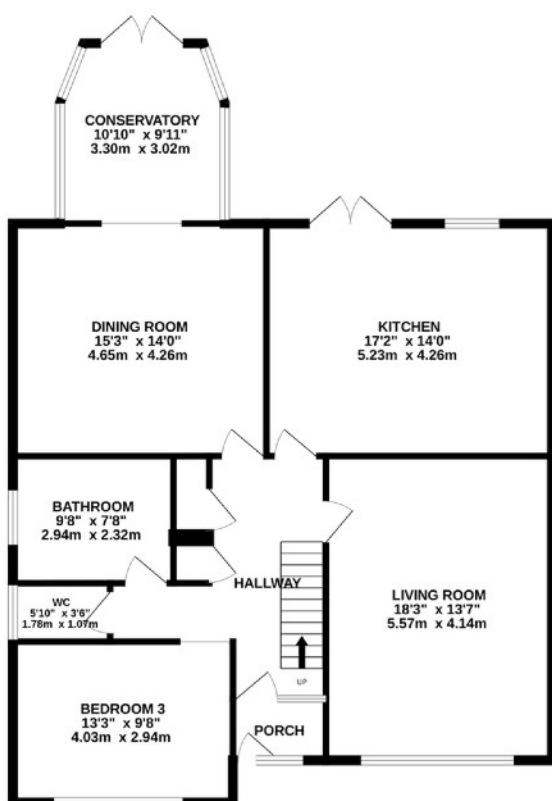
Bedroom 2 - 17'2" x 15'0"

En-suite - 5'8" x 5'10"

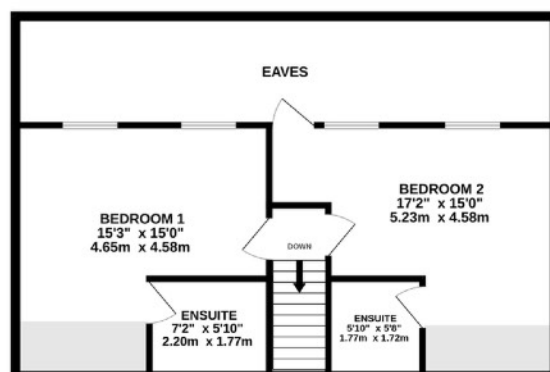
Eaves - 32'5" x 6'7"



GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1880 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Very low risk	Flooding from rivers Risk less than 0.1% chance each year. More about very low risk from rivers
Very low risk	Flooding from the sea Risk less than 0.1% chance each year. More about very low risk from the sea
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year. More about very low risk from surface water and small watercourses

Local Authority	<u>Cardiff</u>
Local authority reference number	32348000080000360
Council Tax band	G
Improvement indicator	No
With effect from	1 April 2005
Mixed-use property	No
Court code	None





















For further information or to book a viewing please contact us on **02920 611 333**
or email us at **admin@davidricketts.co.uk**

