



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Millrace Close

LISVANE



Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk

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

Comments by the Homeowner



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.





Millrace Close

Lisvane, Cardiff, CF14 0UQ

Offers Over

£590,000



4 Bedroom(s)



2 Bathroom(s)



1502.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

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.



Entrance Hallway	Bedroom Four 8'4 x 7'5 (2.54m x 2.26m)
Bay Fronted Living room 12'2 x 23'10 (3.71m x 7.26m)	Bathroom 8'11 x 5'5 (2.72m x 1.65m)
Consevatory 11' x 13'5 (3.35m x 4.09m)	Garden South East facing garden to the rear, large plot to the side and fomt.
Downstairs WC 6'9 x 5'7 (2.06m x 1.70m)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen / Diner 18'9 x 8'8 (5.72m x 2.64m)	Council Tax Band - G
Dining Room 10' x 12'5 (3.05m x 3.78m)	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)
Garage 8'4 x 17'5 (2.54m x 5.31m)	Planning permission Planning reference number - 22/00511/DCH
To the first floor	
Bedroom One 12'2 x 11'7 (3.71m x 3.53m)	
Ensuite 5 x 5'8 (1.52m x 1.73m)	
Bedroom Two 13' x 12'5 (3.96m x 3.78m)	
Bedroom Three 9'11 x 8'9 (3.02m x 2.67m)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(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

