



*Hern and Crabtree*

**£650,000 Freehold**

Millheath Drive | Cardiff | CF14 0GA

**Hern &  
Crabtree**



This beautiful detached four bedroom family home is well situated in quiet cul de sac in Lisvane. Located close to bus links and Llanishen station as well as Lisvane and Llanishen reservoir, perfect for walks. The area of Lisvane is highly desirable for its excellent local amenities and fantastic access to schools and green space. The property is within walking distance of Llanishen village and it's also close to Coed y Felin Woods, which is an ideal spot for nature lovers as well as shops and restaurants nearby, making it a great place to live. The M4 motorway is just a short drive away, providing easy access to other parts of Wales and further afield.

The accommodation briefly comprises an entrance hall, cloakroom, living room, dining room, kitchen, sitting room/ office and access to the integral garage on the ground floor. To the first floor is the primary bedroom with en suite, three further bedrooms and a shower room. The property also benefits from an enclosed rear garden and off street parking to the front for two vehicles. Viewings of this fantastic property are a must and can be arranged via our Heath branch.



### Entrance

Entered via a double glazed composite door to the front with matching windows either side into hallway.

### Hallway

Stairs to the first floor, radiator, luxury vinyl flooring. Doors to:

### Cloakroom

WC, wash hand basin, radiator, part tiled walls, double obscure glazed window to the front. Radiator.

### Living Room 22'3 max x 14'10

Double glazed window to the front, double glazed french doors to the

garden, two radiators, luxury vinyl flooring. Gas fireplace with a stone mantelpiece and surround.

### Dining Room 10'7 x 11'8

Double glazed french doors to the rear garden, radiator. Luxury vinyl flooring. Wooden french doors interconnecting the living room and dining room.

### Kitchen 16'0 x 11'5

Double glazed windows to the rear, double glazed door to the garden. Kitchen is fitted with wall and base units with complimentary work tops over. Wall units with under lighting. Space for a gas range cooker. 'Smeg' cooker hood fitted over, tiled splash

backs. Part open utility area within the kitchen featuring a 1.5 bowl sink and drainer with mixer tap and additional stainless steel utility sink. Breakfast bar island central to the kitchen, vertical radiator, spot lights. Luxury vinyl flooring. Space and plumbing for washing machine along with space and plumbing for a dishwasher. Integrated fridge freezer.

### Sitting Room / Office 8'0 x 13'5

Double glazed windows to the front, door interconnecting to the integral garage. Door to storage cupboard offering shelving and light, radiator.

### Garage 8'6 x 17'0

Integral single garage with up and over door to the front, power and light. Gas 'Baxi' boiler.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

### Landing

Loft access hatch, airing cupboard housing the hot water immersion tank and shelving. Doors to:

### Bedroom One 10'5 x 18'0

Double glazed windows to the front, radiator, door to en suite. Recess for wardrobes, radiator.



### En suite 11'4 x 5'6

Double obscure glazed window to the front, bath with an electric shower over, WC, bidet, wash hand basin. Vanity cupboard and shaver point, mirror with light over, extractor fan, radiator, tiled walls. Luxury vinyl flooring.

### Bedroom Two 11'9 x 8'10

Double glazed window to the rear, built-in double wardrobe, radiator.

### Bedroom Three 8'9 x 11'1

Double glazed window to the rear, radiator, fitted wardrobes, wood laminate floor.

### Bedroom Four 8'7 x 7'5

Double glazed window to the rear, radiator. Built-in double wardrobe.

### Shower Room 7'6 x 5'6

Double obscure glazed window to the side, shower quadrant with electric shower, WC, wash hand basin, vanity cupboard, radiator, tiled walls, luxury vinyl flooring. Shaver point, radiator.

### Front

Storm porch with light to the front, Off street parking driveway for two vehicles. Path to the side. Mature shrubs.

### Rear Garden

South West facing enclosed rear garden with lawn, key block patio, further decked sitting area and timber frame storage shed. Mature shrubs, trees and flower borders. Dual access gates to either side of the property leading out to the front.

### Additional Information

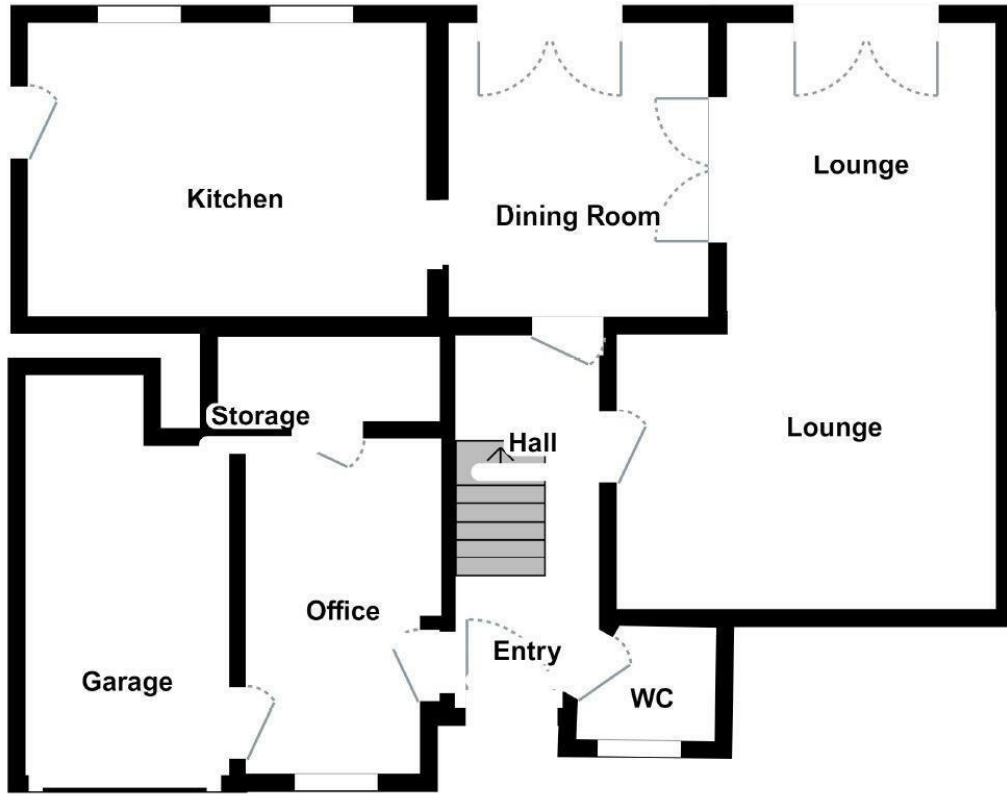
We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax band - G

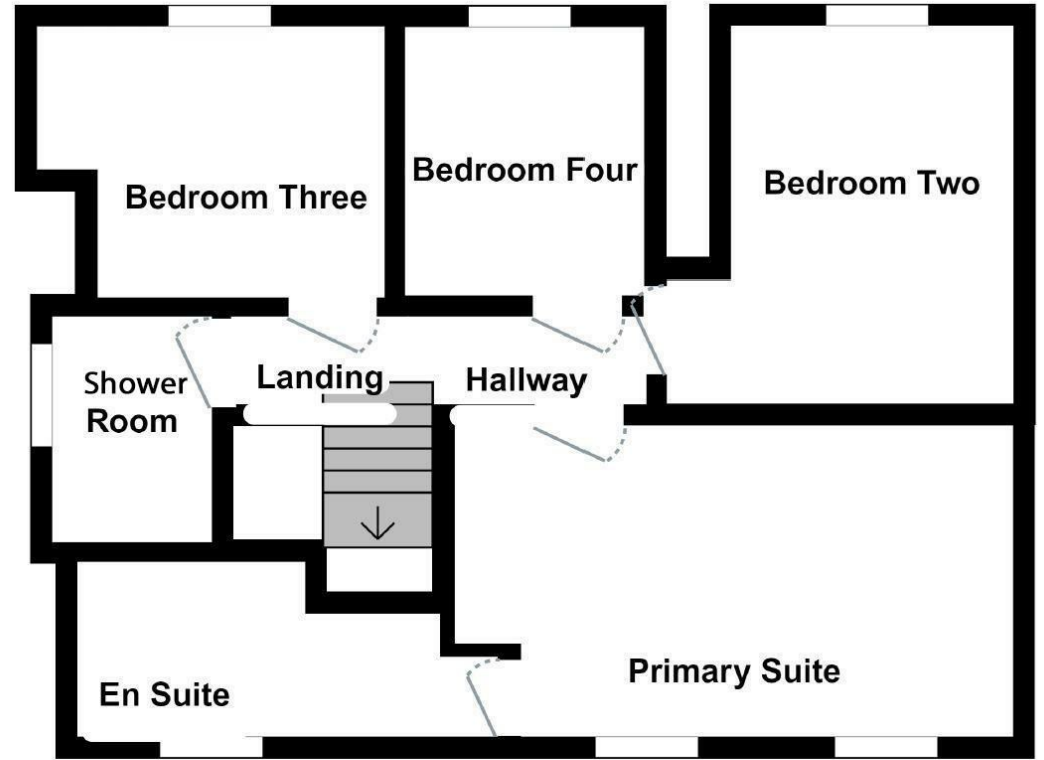






For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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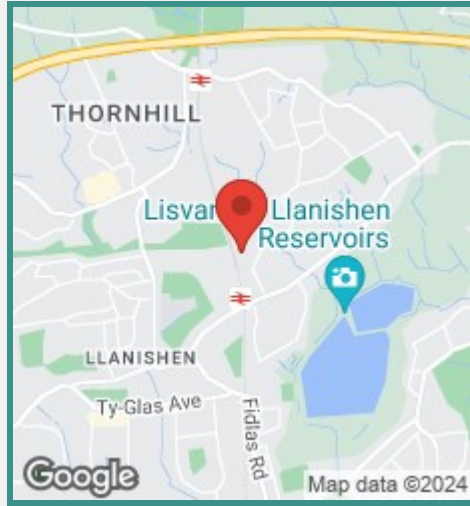
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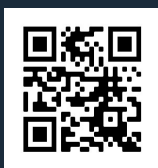
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