

 4  2  2

24 Mill Close, Lisvane, Cardiff, CF14 0XQ

Offers over £550,000

 black

02920 618552
llanishen@peteralan.co.uk



A large extended gable fronted four double bedroom detached house, built circa 1970, extensively improved and inset with white PVC double glazed replacement windows, all beneath a pitched tiled roof covering. This deceptively spacious larger style house, fronts a delightful close, select and quiet and comprising detached private homes, located just off Mill Road, Lisvane. This exceptional home occupies a prime location towards the far end of the close, gently elevated with large and private landscaped corner gardens, and positioned well away from passing traffic. The property provides versatile and bright living space, very contemporary in design with a truly impressive open plan kitchen and breakfast room, (19'2 x 15'7) leading to a spacious front lounge (15'10 x 13'0) inset with picture windows and a contemporary log burner. There also a very useful and versatile family room/snug with PVC French doors which open onto the private gardens. The ground floor also comprises of a separate dining room or fourth bedroom, a modern shower room with stylish fittings, and a separate utility room. The property benefits gas heating with panel radiators and a new Worcester boiler (2020 still under warranty, charming wood block floors, and an intruder alarm. The generous first floor comprises three large double sized bedrooms, the master being a generous (14'0 x 13'0), equipped with a large built in wardrobe, and boasting elevated outlooks over the close. There is also a stylish modern family bathroom, completing the generous first floor living space.

floor living space. Outside an outstanding feature are the large surrounding private sunny level rear and side gardens, designed with sun patios and lawns. The property is available with no chain, and viewing is highly recommended. Must be seen!

Location This impressive detached house occupies a tranquil location with south facing level enclosed rear gardens, ideal for a couple or a small family, and ideally placed with a short walk to Lisvane Railway Station providing fast and economic travel to Cardiff Queen Street and Cardiff Central Stations. Also within a short distance is the very popular Lisvane Primary School.

The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. The property is well placed with walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers

Entrance Porch Approached via a double glazed patterned glass front entrance door with matching side screen window opening in to a front porch with ceiling light and cloaks hanging hooks along one wall.





Entrance Hall Approached via a patterned glass casement front door with matching side screen window leading in to a central hall with charming wood block flooring, radiator, carpeted single flight staircase with useful under stair storage cupboard, internal courtesy door to utility room, further internal courtesy door to front lounge, dining room/bedroom four and kitchen open plan breakfast room. **Downstairs Shower Room** Modern white suite comprising corner shaped shower cubicle with sliding glass doors, shower screen and chrome shower unit including waterfall fitment and separate hand fitment, slim line W.C., shaped pedestal wash hand basin with splashback, chrome mixer taps, chrome vertical towel rail/radiator, air ventilator, PVC double glazed obscure glass window to side.

Front Lounge 15' 10" x 13' (4.83m x 3.96m)

A charming principal reception room, inset with a bespoke log burner with slate hearth and floating mantel, two PVC double glazed windows each with outlooks on to the quiet frontage close, high coved ceiling, charming wood block flooring throughout, large radiator, hardwood glass panelled internal doors with chrome door furniture independently opening in to both the entrance hall and the open plan kitchen and breakfast room.

Kitchen and Breakfast Room 19' 2" x 15' 7" narrowing to 13' 8" (5.84m x 4.75m narrowing to 4.17m) Well fitted along two sides with a full range of panel fronted floor and eye level units with slim line handles and solid granite worktops incorporating a

stainless steel sink with vegetable cleaner, chrome mixer taps and granite drainer. Rangemaster range cooker with five ring gas hob including wok burner, built-in integrated fan assisted electric oven, grill and large warming drawer/double oven. Matching canopy style extractor hood, walls part ceramic tiled, integrated dishwasher, space for the housing of an American style fridge freezer, centre island unit with solid granite work surfaces and matching granite breakfast bar, integrated Neff dishwasher, high ceiling with spotlights and coving, radiator, ceramic tiled flooring throughout, ample space for a dining table and chairs, large PVC double glazed window with a pleasing rear garden outlook, further PVC double glazed window with a side garden outlook. Matching ornamental end shelves and integrated wine rack.

Family Room / Snug 9' x 7' 4" (2.74m x 2.24m)

Independently approached via a square opening from the open plan kitchen and breakfast room, and providing a very useful and versatile further reception room, with continuous ceramic tiled flooring, two white PVC double glazed windows each with pleasing outlooks across the surrounding gardens, high ceiling, PVC double glazed French doors, radiator.

Utility Room 8' x 7' 7" (2.44m x 2.31m) Independently approached from the entrance hall, providing a very useful and versatile room formerly the rear section of the garage, now housing a newly installed state of the art combi Worcester gas central heating boiler, space with plumbing for a washing machine, vinyl flooring, internal

door to front storage area (former garage), further PVC double glazed outer door with obscure glass providing access to a side garden leading directly to the rear. Air ventilator.

Bedroom Four / Dining Room 12' 4" x 9' 10" (3.76m x 3.00m) Independently approached from the entrance hall, a very versatile room perfect as a fourth bedroom or alternatively ideal as a further sitting room or dining room, finished with stunning charming wood block flooring, and equipped with a large PVC double glazed window with a pleasing rear garden outlook, high coved ceiling and a large radiator.

First Floor Landing Approached via a carpeted single flight staircase leading to a first floor landing, inset with a PVC double glazed window with a side aspect, high coved ceiling, access to roof space, useful built-in former airing cupboard now a full height and full width wardrobe with hanging space.

Master Bedroom 14' x 13' (4.27m x 3.96m) A very impressive and generous master bedroom, currently housing a super-king bed comfortably, and inset with a PVC double glazed window with an elevated outlook across the frontage close, large radiator, high coved ceiling, full width built-in wardrobe providing additional storage depth to the room measuring 7' 7" width x 3 ft depth, equipped with hanging space shelving and an air ventilator and enclosed by double traditional style panel doors. Further built-in alcove storage wardrobe providing extra space. Traditional style panel door with chrome door handle to main landing.



Bedroom Two 12' 9" x 9' 3" (3.89m x 2.82m)

Independently approached from the landing via a traditional style panel door with chrome handle leading to a comfortable size double bedroom, inset with a white PVC double glazed window with a pleasing rear garden outlook, high coved ceiling, large radiator and an open alcove wardrobe space with additional access to the side eaves storage area.

Bedroom Three 12' 9" x 8' (3.89m x 2.44m)

Approached independently from the landing via a traditional style panel door leading to a further double size bedroom inset with a white PVC double glazed window with a pleasing rear garden outlook, high coved ceiling, radiator, access to useful eaves storage space, further open alcove wardrobe providing extra storage space for the room measuring 5' 6" width x 1' 10" depth.

Family Bathroom Remodelled white suite with ceramic tiled walls and floor comprising shaped shower bath with chrome shower unit including waterfall fitment and separate hand fitment, clear glass shower screen, chrome mixer taps, pop-up waste, slim line W.C., contemporary shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, chrome vertical towel rail/radiator, air ventilator, obscure glass PVC double glazed window to side, approached from the landing independently via a traditional style panel door with chrome handle.

Outside Private Front Entrance Drive Block paved private off street vehicular entrance drive providing off road parking for 1/2 cars and leading to.....



Former Garage The original garage has been converted to a front storage area and the utility room, It is approached from the front via an up and over door and equipped with an internal courtesy door that leads directly in to the utility room.

Gardens A special feature for the house are the sizeable corner gardens that continue around the property, and enjoy considerable privacy and security, being land locked and enclosed by high timber fencing and borders of brick built boundaries. The side and rear gardens are chiefly laid to lawn inset with two patio areas, one finished in raised decking beyond a paved section, enclosed for privacy, tree lined and bordered by shrubs and plants, useful outside water tap and garden gate together with log store. Whilst the garden continues to the rear of the property running the full width of the house, housing a further storage garden shed and log store, and a further slate finished patio area which is very private and enclosed and overlooked from both the kitchen and the dining room/bedroom four. The rear garden is very private by means of 7 ft high timber panel fencing with further screens of laurel trees and hedgerow to afford natural degrees of privacy and security. There is a further side access that provides quick access to the utility room and to a very useful integrated outside storage room which originally housed the boiler. This side area is hard concrete footpath with a side brick built retaining wall. There are soffits and fascias and rainwater goods finished in PVC with plastic guttering installed throughout the outside of the property.

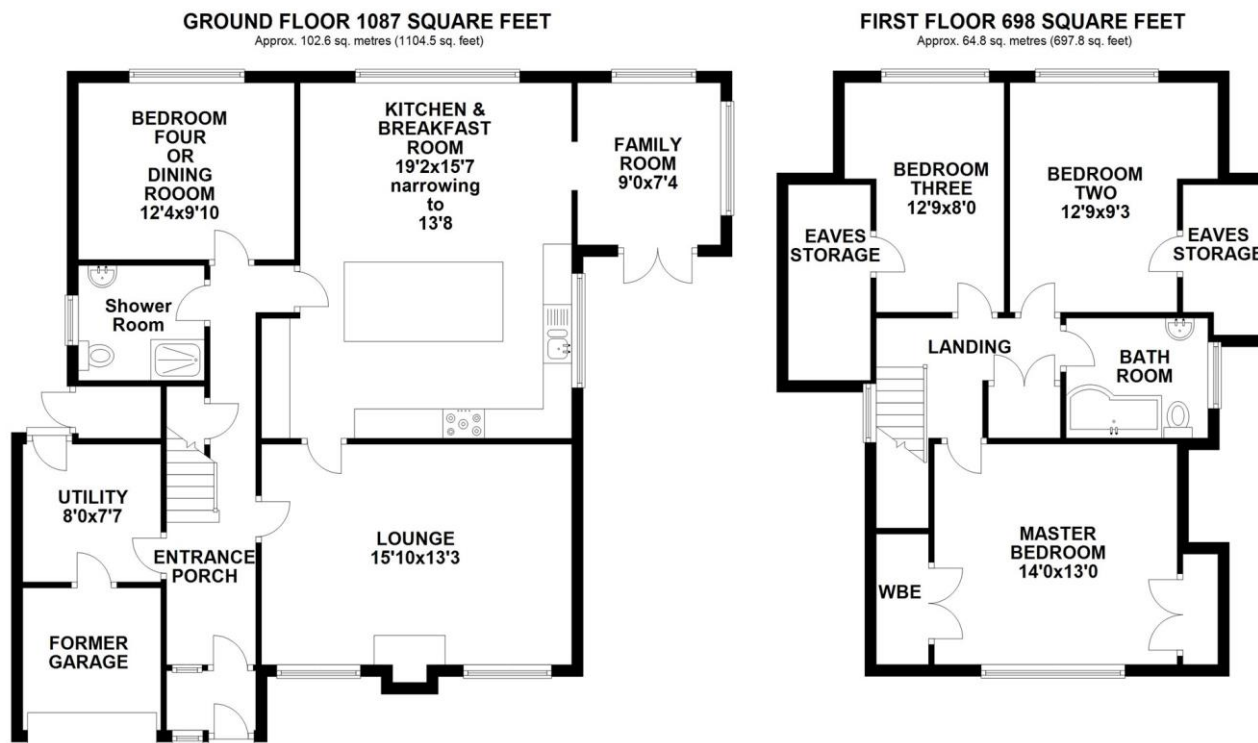






02920 618552

llanishen@peteralan.co.uk



Total area: approx. 167.4 sq. metres (1802.3 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

