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40 Mill Road, Lisvane, Cardiff, CF14 0XL

£880,000

 black

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A unique detached double fronted four bedroom dormer bungalow, built in 1976, constructed in cavity brick, externally finished in white render, the front inset with two pretty bow windows, all beneath a pitched roof of concrete interlocking tiles. This versatile bungalow occupies a fine position fronting highly favoured Mill Road Lisvane, a sought after location within walking distance to both Llanishen and Lisvane Railway Stations, enabling fast and economic travel to both Queen Street and Cardiff Central. Also within walking distance is the new totally renovated Llanishen/Lisvane Reservoir with its scenic lakes and wonderful walks, together with its own new cafe/restaurant. The bungalow occupies a substantial plot with deep lawned front gardens, set back with a two/three car private block paved entrance drive and a large detached double garage, whilst the rear gardens include a luxury fully heated outdoor swimming pool (re-tiled in 2021 with a new boiler also in 2021), with its own sun terrace, plus a further lawned garden with summer house and delightful outlooks onto a screen of trees and a meandering brook, very relaxing. The property benefits gas heating with panel radiators, white PVC double glazed windows, stylish Amtico floors and white traditional style internal doors. The impressive living space comprises an open plan sitting room and dining room, a quality fitted kitchen with hand made solid wood units (2003), and a useful separate study/home office. The ground floor also comprises a modern family bathroom (2013), and a lounge (23'6 x 14'9 max). The first floor comprises four

bedrooms and a stylish modern family shower room (9'0 x 7'8), re-modelled in 2021. This impressive home would prove suitable for a small family or a couple, ideally located and available with no chain! Must be seen!

**Lisvane** 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 Llysaen, 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

### **Ground Floor Entrance Porch**

Open fronted, arched entrance, decorative entrance gate doors, carpeted threshold, ceiling light.

**Entrance Hall** Approached via a PVC double glazed diamond leaded front entrance door with matching side screen window leading in to a central hallway open plan to the sitting room, and providing also internal access doors to both the lounge, the study/home office and the family bathroom.





**Lounge** 23' 6" x 14' 9" narrowing to 10' ( 7.16m x 4.50m narrowing to 3.05m ) Independently approached from the entrance hall via a white traditional style panel door leading to a generous well proportioned lounge inset with a Minster fireplace with hearth and mantelpiece inset with a living flame coal effect gas fire, white PVC bow window double glazed with outlooks across the rear gardens over the outdoor swimming pool and on to a screen of trees, high ornate coved ceiling with matching ceiling roses, three radiators, further white PVC double glazed bow window with outlooks across the frontage gardens, further white PVC double glazed window with a side aspect, wide carpeted open tread returning staircase with half landing leading to the first floor.

**Home Office / Study** 9' 6" x 6' ( 2.90m x 1.83m ) Independently approached from the entrance hall via a white traditional style panel door leading to a very useful and versatile room currently used as an office/study, inset with a white PVC double glazed window with a pleasing outlook across the rear gardens over the outdoor pool and on to a screen of trees, coved ceiling, and radiator.

**Family Bathroom** 9' 6" x 4' 8" ( 2.90m x 1.42m ) Independently approached from the entrance hall via a white traditional style panel door leading to a stylish modern contemporary bathroom suite (Laufen), with tiled walls comprising shaped bath with twin chrome hand grips and chrome mixer taps, slimline W.C., large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, ornate coved high ceiling with



spotlights, patterned glass PVC double glazed window to rear, vertical radiator.

**Sitting Room** 14' 6" x 10' ( 4.42m x 3.05m ) Inset with an Adam style fireplace with an electric stylish contemporary fire with hearth and surround, high ceiling, pretty PVC bow window with outlooks across the large lawned front gardens, further PVC double glazed window to side, radiator, archway opening into the entrance hall, further square opening leading to.....

**Dining Room** 11' 2" x 12' ( 3.40m x 3.66m )

Formal dining room/breakfast room equipped with a radiator, high ceiling, PVC double glazed window with a side aspect and a further rear facing PVC double glazed window with patterned glass.

**Kitchen** 11' 5" x 8' 3" ( 3.48m x 2.51m )

Fitted along two sides with a full range of panel fronted floor and eye level units with granite worktops incorporating a modern sink unit with mixer taps, vegetable cleaner and drainer, integrated Neff four ring electric hob beneath a concealed extractor hood, integrated Hotpoint fan assisted electric oven with separate grill, integrated Neff microwave oven, integrated fridge freezer, integrated and concealed Neff washing machine, concealed space for a tumble dryer, integrated Bosch dishwasher, stylish flooring, walls chiefly tiled, coved ceiling, PVC double glazed window with an outlook across the rear garden and over the outdoor pool, further PVC double glazed window with a further side aspect, double glazed patterned glass outer door



opening on to gentle steps that lead on to the rear gardens.

**First Floor Landing** Approached via a wide carpeted open tread staircase leading to a central landing with access to roof space, coved ceiling.

**Bedroom One** 19' 2" x 9' 3" ( 5.84m x 2.82m ) Approached independently from the landing via a white traditional style panel door, fully fitted with a range of panel fronted wardrobes full height with extensive storage space, radiator, PVC double glazed window with outlooks across the large lawned frontage gardens.

**Bedroom Two** 13' 3" x 8' 8" ( 4.04m x 2.64m ) Approached independently from the landing via a white traditional style panel door, white PVC double glazed window with outlooks across the rear garden and on to a screen of trees, radiator, fitted full height wardrobes.

**Bedroom Three** 11' 1" x 9' ( 3.38m x 2.74m ) Approached independently from the landing via a white traditional style panel door, radiator, PVC double glazed window with outlooks across the landscaped rear gardens over the outdoor swimming pool and on to a screen of trees. This room also is fully equipped with built out mirror fronted wardrobes along two sides.

**Bedroom Four** 11' 1" x 8' 8" ( 3.38m x 2.64m ) Approached independently from the landing via a white traditional style panel door, inset with a white PVC double glazed window with outlooks across the large lawned front gardens, radiator, full height panel fronted and mirror fronted wardrobes.





**Family Shower Room** 9' x 7' 8" maximum (2.74m x 2.34m maximum) Quality suite comprising large walk-in shower with Triton shower unit, clear glass shower panel, two shaped wash hand basins each with chrome mixer taps and pop-up wastes, built out vanity unit with extensive storage space, bidet with chrome mixer taps and pop-up waste, W.C., vertical radiator, patterned glass PVC double glazed window to rear.

**Outside Front Garden** There is a very large and chiefly lawned front garden edged with pretty borders of shrubs and plants enclosed partly along two sides by low boundary walls. Seven external ornamental lights.

**Private Entrance Drive** Block paved private off street vehicular entrance drive with comfortable parking for two possibly three vehicles leading to.....

**Double Garage** 19' 4" x 18' 10" (5.89m x 5.74m) Detached double garage with two up and over doors, electric power and light, access to useful roof space storage. Whilst the garage is 18' 10" wide at the front the garage narrows to the rear to 15' 5".

**Side Garden One** Approached from the front garden via a decorative garden gate secure with high rendered boundary walls leading to a wide side garden located between the bungalow and the double garage, partly finished in a block paved pathway together with a further raised border finished in stone and edged with shrubs and plants, with a further garden gate enclosed within a boundary wall that leads in to the rear garden.

**Side Garden Two** Also approached from the front garden via an enclosed decorative garden gate with high rendered boundary walls adding security leading to

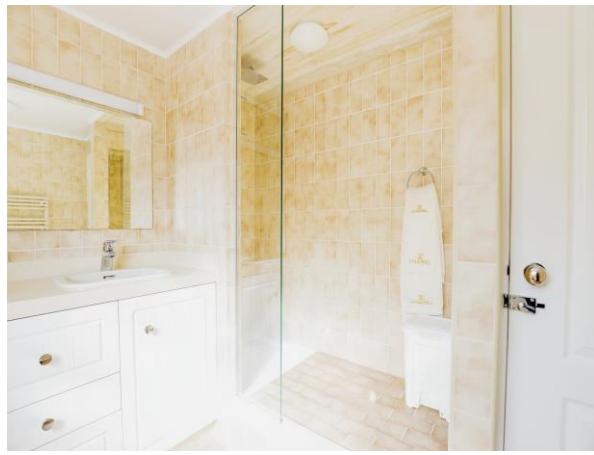


a further wide section finished in stenciled concrete and enclosed by Italian style boundary walls and equipped with an outside water tap and storage space with access to the rear garden.

**Rear Garden** The rear garden is on two levels - one fully lawned and incorporating a very useful and versatile outdoor summer house constructed in breeze block surmounted with white PVC double glazed windows approached via a PVC double glazed part panelled and clear glass entrance door and fitted beneath a sloping pitched polycarbonate roof. This section of the garden is also enclosed by boundary walls and has a pretty view on to a screen of trees. IT's approached from the kitchen via gentle steps leading to an Astro turfed path with access to a useful integrated outdoor toilet with modern white suite (Roca) comprising W.C. and pedestal wash hand basin with chrome mixer taps, equipped with an electric light and a PVC patterned glass window. There is a further area of rear garden which houses the impressive outdoor fully heated swimming pool with pool lights and an Astro turf surround providing ample space for a large patio table and chairs, also enclosed by white block built boundary walls and boasting an outlook from the rear on to a meandering stream and a screen of trees. There are further storage areas concealed within the rear garden including a basement space beneath the kitchen, whilst double doors lead to an area behind the double garage which is enclosed and conceals the pump room and boiler room which services the swimming pool. Very impressive. Outside water tap.













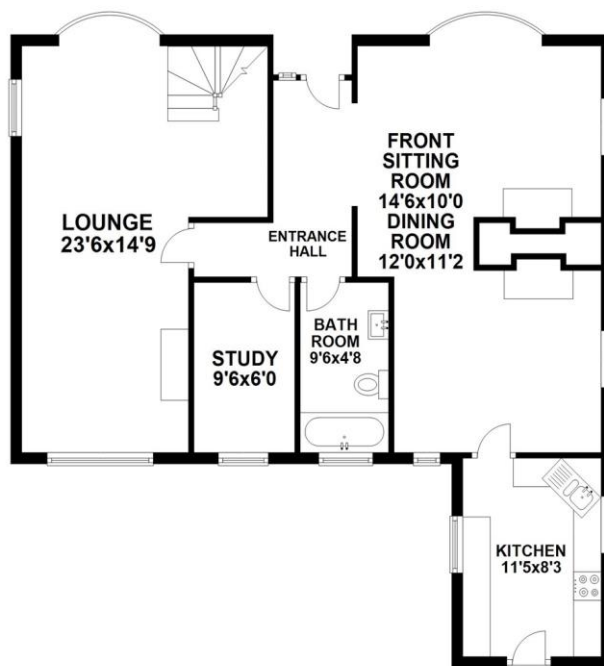
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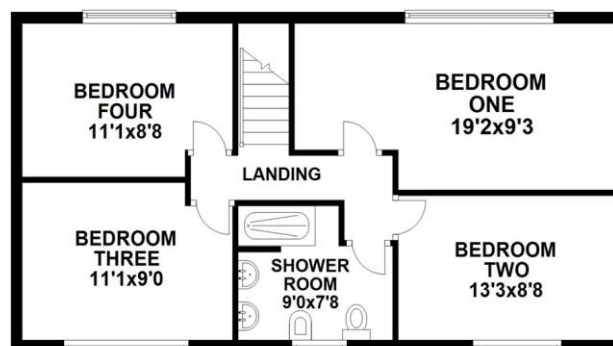
### GROUND FLOOR 910 SQUARE FEET

Approx. 84.7 sq. metres (912.0 sq. feet)



### FIRST FLOOR 655 SQUARE FEET

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 145.6 sq. metres (1566.9 sq. feet)

## Important Information

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