

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10 Millheath Drive, Lisvane, Cardiff, CF14 0GA

£670,000

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A stunning detached four bedroom double fronted house, built in 1986 by Messrs Westbury Homes, a reputable firm of National House Builders, completed with a 10-year N H B C guarantee, and occupying a fine position with a large corner plot, with both secluded landscaped gardens, a private front entrance drive and a separate double garage with a further double width drive.

Providing 1544 square feet, this beautifully modernised and extended home, fronts a very quiet select close, comprising detached dwelling homes, well away from busy passing traffic. substantial improvements include a stylish fully fitted luxury kitchen open plan to a large orangery, (26'4 x 15'7 max), built and completed in 2016, and providing a fabulous open plan social space with a large Lantern ceiling window, and French doors which open onto a private sun terrace.

In 2011 new PVC double glazed windows were installed, and in 2012 a new gas boiler was fitted providing hot water and radiator heating throughout the house. Further improvements include a modern stylish family bathroom, and a new contemporary ensuite shower room both installed in 2013.

Additional improvements also include stylish contemporary oak panel internal doors, engineered oak floors, stylish power points and light switches, a contemporary fireplace with a living flame log effect gas fire in the lounge (20'6 x 11'5), a modern downstairs cloak room (2012), and two new electronic fob operated roller doors in the double garage.

Location

Within walking distance is the highly acclaimed Lisvane Primary school, both Lisvane and Llanishen railway Stations, providing fast and economic travel to Cardiff Queen Street and Cardiff Central, whilst also close by is the beautiful Llanishen/Lisvane Reservoirs, The Cefn Onn Country Park, The Griffin Inn, a local playing ground just a couple of minutes away, The Cottage Inn and the highly active Parish Church of St Denys.

Lisvane

Within Lisvane are the delightful Coed Y Felin woods providing lovely walks. Coed-y-Felin comprises about 16 acres of semi-ancient and mixed natural woodland, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. Also close by is the Lisvane Tennis Club, Treetops Play Group and Acorns Nursery is 1 Mile away. Facilities include a local village shop, hairdressers, a community cabin library, a Pharmacy, a park, a parish church, a war memorial, a scout hall and community/village hall. Lisvane cricket club is based at Llynarthen in nearby St Mellons. 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 Football Club which is a major player in South Wales. Lisvane (Welsh: Llys faen) is an affluent community in the north of Cardiff, the capital of Wales, located 5 miles (8 km) north of the city centre. Lisvane is generally considered to be one of the wealthiest residential areas of Wales.

Ground Floor Entrance Porch

Large pillared open fronted entrance porch with outside light and block paved threshold leading to...





Entrance Hall Central entrance hall approached via a white PVC part panelled double glazed front entrance door with matching obscure glass side screen window leading into a central hall with laminate wood flooring, wide carpeted spindle balustrade staircase with useful under stair recess, built in cloaks hanging cupboard, approached via a contemporary oak panel door. Double radiator, coved ceiling.

Downstair Cloakroom Stylish modern white suite approached via a contemporary oak panel door, and comprising w.c with concealed cistern, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, built out vanity unit with white high glass doors and slim line chrome handles, ceramic tiled flooring, part ceramic tiled walls, chrome vertical towel rail/radiator, replacement PVC obscure glass double glazed window to front, coved ceiling, useful eye level cupboards.

Dining Room 12' 9" x 8' 6" (3.89m x 2.59m) Independently approached from the entrance hall via a contemporary oak panel door leading to a spacious dining room with engineered oak flooring, replacement PVC double glazed windows with outlooks onto the quiet frontage close, radiator, coved ceiling, obscure glass wall panels to main hall.

Lounge 20' 6" x 11' 5" (6.25m x 3.48m) Independently approached from the entrance hall via a stylish contemporary oak panel door leading to a sizeable main lounge with stunning engineered oak flooring and a stylish contemporary fireplace in marble inset with a living flame log effect gas fire,



stylish power points and light switches, replacement PVC double glazed window with outlooks onto the quiet frontage close, large radiator, coved ceiling, white PVC double glazed French doors that open onto a paved sun terrace with outlooks that extend across the delightful corner gardens.

Open Plan Kitchen and Orangery 26' 4" x 15' 7" (8.03m x 4.75m) Narrowing to 14 ft 8. A beautifully equipped and fully modernised open plan extended kitchen which leads into a stunning orangery with a large double glazed PVC ceiling lantern window with fixture blind. The kitchen space is fitted along four sides with an extensive range of white panel fronted floor and eye level units with slim line handles and granite splashbacks beneath granite worktops incorporating a stainless-steel sink with chrome power jet mixer taps, vegetable cleaner, and granite drainer. Integrated Neff five ring gas hob including wok burner, wall's part ceramic tiled, stylish CDA contemporary extractor hood, integrated Neff fan assisted electric oven, integrated fridge freezer, integrated Hotpoint dishwasher, integrated washer/dryer, integrated wine cooler. Soft closing doors and drawers, corner end shelf units, matching eye level display cabinets with glass fronts, and glass shelves, large full height larder unit with open shelving, stylish light switches and power points throughout, contemporary plinth mood lights, under unit lighting, ceramic tile flooring. The kitchen is approached from the entrance hall via a contemporary oak panel door and leads into a large orangery room with stylish flooring and large PVC double glazed feature window with a pleasing rear garden outlook, further PVC double glazed



French doors with matching side screen windows open onto a private paved sun terrace, wall mounted electric heater, ceiling with multiple spotlights, a fabulous social space.

First Floor Landing Approached via a carpeted single flight spindle balustrade staircase leading to a spindle balustrade landing, access to roof space, stylish light switches and power points, large full height built in linen cupboard with shelving and radiator. Stylish contemporary oak panel doors throughout all the first-floor rooms.

Master Bedroom One 13' 9" x 11' 7" (4.19m x 3.53m) Very impressive master bedroom with stylish full height built out wardrobes with contemporary sliding doors, coved ceiling, radiator, white PVC double glazed replacement window with outlooks onto the quiet frontage close.

En Suite Shower Room 8' 6" x 6' 1" (2.59m x 1.85m) Stylish modern contemporary white suite with walls and floors chiefly ceramic tiled, comprising large shaped corner shower fully tiled with chrome fittings and approached via clear glass sliding doors with matching side screen, wall mounted large shaped wash hand basin with chrome mixer taps and pop up waste, bidet with chrome mixer taps and pop up waste, w.c with concealed cistern, stylish chrome vertical towel rail/radiator, replacement PVC double glazed window with obscure glass to front.



Bedroom Two 11' 9" x 11' 5" Maximum (3.58m x 3.48m Maximum) Inset with a white PVC double glazed replacement window with outlooks onto the quiet frontage close, stylish full height fitted wardrobes with panel door fronts very contemporary in style, stylish light switches and power points, radiator.

Bedroom Three 12' 1" x 8' 7" (3.68m x 2.62m) PVC double glazed replacement window with outlooks across the rear gardens, radiator, built out panel fronted full height single wardrobe with matching dressing table and low-level cupboard.

Bedroom Four 9' x 8' 2" (2.74m x 2.49m) White PVC double glazed replacement window with a rear garden outlook, radiator, built in 2 ft 9 depth x 2 ft 8 width full height cupboard with shelving and neatly housing a wall mounted combi gas heating boiler.

Family Bathroom Stylish modern contemporary white suite with ceramic tiled walls and floor comprising Jacuzzi bath with chrome mixer taps, pop up waste, shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, w.c with concealed cistern, obscure glass PVC double glazed window to rear, shower fittings over bath with rail and curtain, stylish contemporary vertical towel rail/radiator.

Outside Front Garden Laid to lawn inset with a block paved entrance path that leads directly to the entrance porch.



Entrance Drive One Positioned to the side of the front garden is a private off street vehicle entrance drive finished in block paving.

Side Garden There is a wide section of side garden which is owned by the property which is currently laid to lawn and adjacent to...

Entrance Drive Two Double width private off street vehicle entrance drive with parking for two cars minimum, leading to...

Double Garage 17' x 16' 6" (5.18m x 5.03m) Detached brick-built garage with two electronic single roller fob operated electric doors leading to a good-sized double garage space with electric power and light and useful pitched roof with open roof space storage, further range of white floor and eye level units incorporating a stainless sink with mixer taps and drainer providing a utility space within the garage. Courtesy door part panelled leading into the rear garden.

Rear Garden Beautifully maintained and landscaped gardens, chiefly laid to lawn beyond two paved sun patios, edged with pretty borders of flowering shrubs and fully enclosed by 6 ft high timber panel fencing together with a combination of further brick-built boundary walls providing maximum privacy and security. Useful timber garden gate provides access to the side garden, and there are strategic outside lights and a useful further side garden which is enclosed access only afforded security by timber fencing.

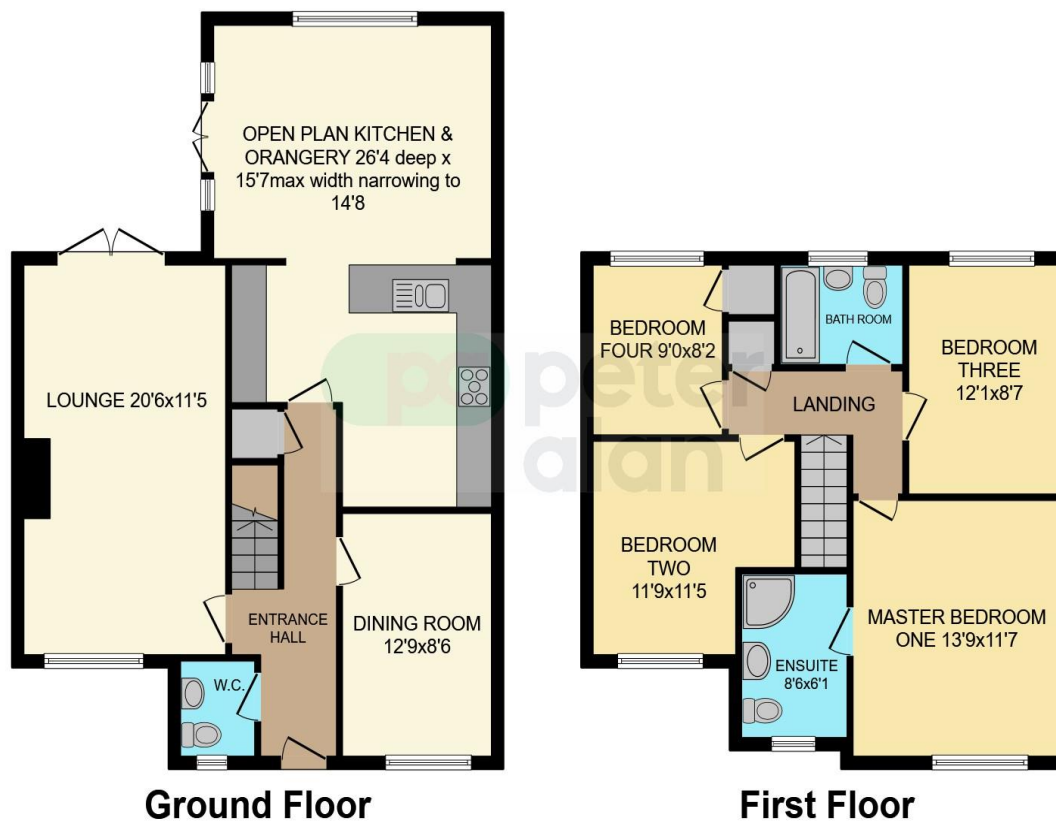






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