



**Edwards & Co**  
property sales & lettings

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Millrace Close  
Lisvane  
Cardiff  
CF14

POA



- Beautifully presented and spacious 4 bedroom detached family home
- Large principal reception room + separate dining room
- Superb kitchen and large utility room
- Modern sun room/conservatory extension
- Bedroom 1 with en-suite shower room/wc
- 3 further excellent size bedrooms
- Family bathroom + ground floor w/c
- Beautifully tended front and side gardens
- Private and enclosed rear garden with decked terraces
- EXCEPTIONAL INSIDE AND OUT



Ref: PRA53631

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Immaculately presented and enviably located 4 bedroom detached family-sized home in Lisvane\* Edwards and Co are delighted to offer for sale this delightful property located in this highly sought after address. The property has undergone recent improvements and decoration and this includes the fabulous kitchen and adjacent utility room. NOT TO BE MISSED.

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### Front Garden

Large wrap around front garden, beautifully manicured lawn, rockery border, access to rear garden.

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### Driveway

Block paved driveway parking area leading to double garage and covered storm porch.

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### Double Garage

Brick built double garage with electric up and over front access door, PVC pedestrian door to rear garden, power and light.

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### Covered Storm Porch

Ornate pillar, grey composite front door giving access to entrance hallway.

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## Entrance Hallway

Bright and inviting hallway, pendant light, light grey carpet, painted walls with dado rail, large radiator, under stairs alcove and storage cupboard, staircase to first floor, doors leading to ground floor rooms.



## Principal Reception Room

Superbly proportioned main living area with light grey carpet, 2 large radiators, fire place with feature surround and electric fire, PVC double glazed windows to front and side bays.



## Dining Room

Another excellent-size second reception room with bright modern decor, pendant light fitting, light grey carpet, large PVC double glazed window to front, large double radiator.



## Ground Floor WC

Low level wc and sink set into vanity unit with work top above, radiator, part tiled walls, PVC double glazed window in obscure glass.



## Kitchen

Superb and stylish recently fitted kitchen comprising of modern light grey units, square edged quartz effect work tops with inset 1.5 stainless steel sink, ceramic hob with oven beneath and extractor above, LVT flooring, large PVC double glazed window to side, doorway to utility room, double glazed French doors to sun room, range of wall and base units, large larder fridge.



## Utility Room

An excellent size utility /laundry room with pendant light fitting, LVT flooring, range of wall and floor units in light grey and quartz effect worktops, inset stainless steel sink, PVC double glazed window to front, space for under counter freezer and dishwasher, hardwood door to garage.



## Sun Room

Opening from the kitchen and out on to the decked terrace is the beautiful sun room/conservatory extension with replacement heat reflecting glass, LVT flooring, French doors leading onto the rear terrace, PVC double glazed windows to side, pendant light fitting.



## First Floor Landing

Bright and light decoration, pendant light fitting, grey carpet, doors to all rooms, loft hatch - part boarded, airing cupboard housing hot water cylinder.



## Bedroom 1 with En Suite Shower Room

Large double bedroom - cream carpet, single light pendant, fitted wardrobes with double doors, feature papered wall, large PVC double glazed window overlooking front garden, large radiator, door to en-suite.



## En Suite to Bedroom 1

Three piece suite comprising low level wc with concealed tank, wash hand basin set into vanity unit, shower cubicle with fitted shower, PVC double glazed window in obscure glass to rear, part tiled walls, laminate floor.



## Bedroom 2

Excellent sized double bedroom, PVC double glazed window to front, fitted wardrobes, light grey carpet, ceiling light pendant, large radiator.

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## Bedroom 3

Almost identical in size to bedroom 4 is another 3/4 size double bedroom with ceiling light pendant, light grey carpet, PVC double glazed window overlooking the rear garden, radiator.

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## Bedroom 4

A sizeable 3/4 double bedroom with ceiling light pendant, light grey carpet, PVC double glazed window to side, radiator, door to airing cupboard housing Worcester central heating boiler.

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## Family Bathroom

Three piece white suite comprising panelled bath with shower mixer to tap, pedestal wash hand basin, low level wc, LVT floor, part tiled walls, double glazed window in obscure glass to side, radiator.

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## Rear Garden

Beautifully tended, private and enclosed rear garden looking towards the protected nearby woodland. Laid to lawn, borders with plants and shrubs, small paved terrace, raised terrace outside sun room with decked terrace, additional seating area, close panelled fence with gate leading to side garden.

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## Decked Terrace

Raised wood terrace seating/entertaining area overlooking the rear garden with gate leading to front/side garden.

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## Agents Opinion

This truly is an immaculately presented and very recently modernised family home in a very desirable neighbourhood. The property has bucket-loads of kerb appeal, with its beautifully tended front and side gardens, together with oodles of ground and first floor accommodation. The property has to be viewed internally to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band G

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Approximate total area<sup>(1)</sup>  
 1170 ft<sup>2</sup>  
 108.7 m<sup>2</sup>

Reduced headroom  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces

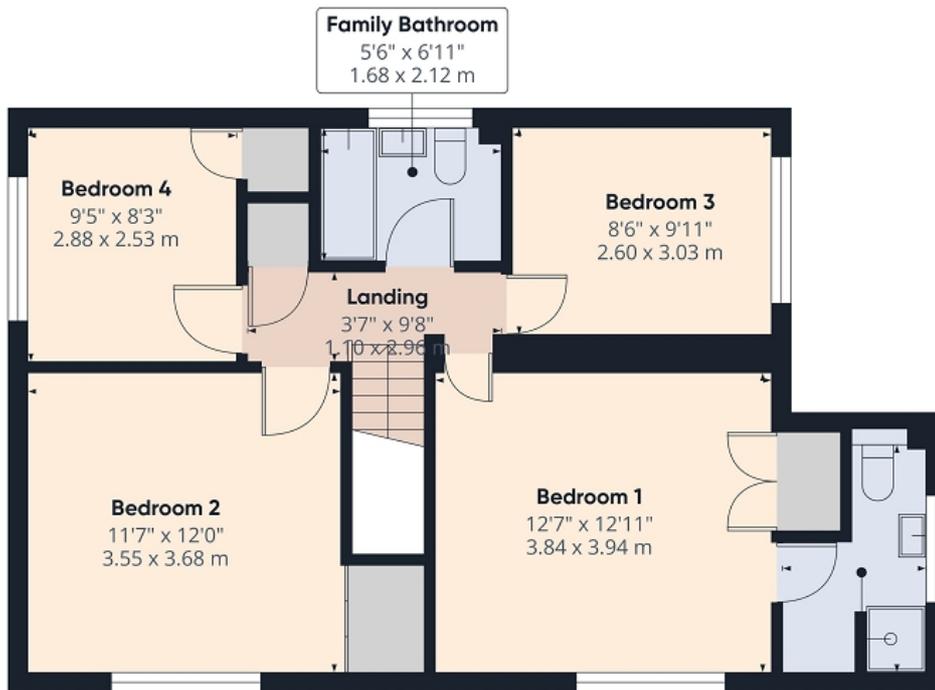
Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI:360

Ground Floor



Approximate total area<sup>(1)</sup>  
 617 ft<sup>2</sup>  
 57.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GRAFFI:360

Floor 1



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.