64 Mill Road

Lisvane, Cardiff, CF14 0XS

Price £1,750,000

HARRIS & BIRT

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A truly outstanding and unique detached home, set within a private plot on the ever-popular Mill Road in Lisvane. Ideally positioned close to Llanishen Village, the property also offers excellent access to the M4 corridor, making it perfect for both families and commuters.

The beautifully presented accommodation briefly comprises an inviting entrance hall, a spacious living area, separate dining room, contemporary kitchen/dining room, family room, utility room, and two ground floor WCs—providing both practicality and flexibility for modern living.

To the first floor, there is a generous principal bedroom with a large en suite, alongside two further well-proportioned bedrooms, both benefiting from en suites and walk-in wardrobes. A fourth double bedroom and a stylish family bathroom complete this level. The second floor offers an additional spacious bedroom, ideal for guests, a home office, or a walk in wardrobe.

Externally, the property sits on a generous plot with ample off-road parking to the front for multiple vehicles, a triple garage, and pedestrian side access on both sides. The flat, private rear garden provides an excellent space for outdoor relaxation and entertaining.

Situated in a highly sought-after location, this impressive home combines peaceful surroundings with convenient access to local amenities, well-regarded schools, and excellent transport links.

- Five Bedroom Detached House With Three En Suites
- Landscaped and Private Gardens
- Three En Suites
- Sought After Location
- EPC RATING -
- Triple (Two Storey) Garage
- Courtyard Parking for Multiple Vehicles
- Four Reception Rooms
- No Onward Chain

Accommodation

Ground Floor

Entrance Hallway 25'0" x 10'6" (7.62m x 3.20m)
Entered via a wooden double glazed and leaded front door with matching side windows, wood flooring, skirting boards, coving, storage cupboard, carpet runner to an elegant, curved staircase with a wrought iron spindle balustrade. Doors leading to:

Living Room 14'10" x 24'x 0" (4.52m x 7.32mx 0.00m)
Wood flooring, skirting boards, gas living flame fire with a natural stone surround and hearth, coving, uPVC wood effect double glazed and leaded window to the front aspect, double glazed bi folding doors to the rear garden. Door leading to:

Dining Room 16'8" x 12'11" (5.08m x 3.94m)
Glass and wooden framed French doors from the hallway, wood flooring, skirting boards, coving, uPVC wood effect double glazed and leaded window to the rear aspect.

Inner Hallway 14'5" x 9'7" (4.39m x 2.92m)
Wood effect 'Amtico' flooring, skirting boards, coving, uPVC wood effect double glazed and leaded window to the front aspect, storage cupboard. Doors leading to:

WC
Wood effect 'Amtico' flooring, skirting boards, coving, uPVC wood effect double glazed and leaded window to the front aspect, low level WC, pedestal wash hand basin.

Utility Room 16'2" x 11'10" (4.93m x 3.61m)
Wood effect 'Amtico' flooring, skirting boards, coving, uPVC wood effect double glazed and leaded window to the front aspect, matching range of wall and base units, flat edge worksurface, stainless steel sink and draining board with chrome mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, space for an American style fridge freezer and storage cupboard. Door leading to:

Boot Room 4'3" x 4'9" (1.30m x 1.45m)
Wood flooring, skirting boards, coving, door to the side aspect leading to the garden. Door to:

WC
Wood effect 'Amtico' flooring, skirting boards, coving, uPVC wood effect double glazed, obscure and leaded window to the side aspect, low level wc, wall mounted wash hand basin.

Breakfast Room 10'4" x 9' 7" (3.15m x 2.74m 2.13m)
Glass and wooden framed French doors from the inner hallway, wood effect 'Amtico' flooring, skirting boards, coving, built in dresser, double glazed bi folding doors to the rear garden. Archway to the kitchen and wooden framed French doors to the living room:

Kitchen 12'8" x 12'11" (3.86m x 3.94m)
Wood effect 'Amtico' flooring, skirting boards, coving, uPVC wood effect double glazed and leaded window to the rear aspect. Matching range of wall and base units with soft closing doors and draws, 1 ½ sink and drainer with chrome mixer tap over and filer water tap, 2 x integrated 'Neff' eye level ovens, integrated 'Neff' microwave oven, 'Neff' stainless steel 5 ring gas burning hob, extractor fan over, integrated 'Bosch' dishwasher, integrated full length fridge, integrated full length freezer, tiled splash back, flat edge worksurface, central island with wood worktop.

Family Room 19'11" x 15'9" (6.07m x 4.80m)
Glass and wooden framed French doors from the breakfast room, fitted carpet, skirting boards, coving, open fireplace with tiled hearth, 2 x uPVC wood effect double glazed and leaded windows to the rear aspect and 2 x the side aspect.

First Floor

Landing 14'9" x 10'2" -25'6" x 10'8" (4.50m x 3.10m -7.77m x 3.25m)
Fitted carpet, skirting boards, feature curved wall, coving, inset celling spotlights, 3x uPVC wood effect double glazed and leaded windows to the front aspect, wrought iron spindle balustrade, airing cupboard. Fitted carpet to staircase with spindle balustrade and newel post leading to the second floor. Doors leading to:

Shower Room 5'4" x 8'6" (1.63m x 2.59m)
Wood effect vinyl floor, vanity wash hand basin with chrome mixer tap over, low level wc, shower cubical with mains chrome shower over and sliding glass shower screen and door, wall mounted heated towel radiator, tiled walls and inset ceiling spot lights.

Bedroom One 18'4" x 16'4" (5.59m x 4.98m)
Fitted carpet, skirting boards, fitted wardrobes, dressing table, 2 x uPVC wood effect double glazed and leaded windows to the rear aspect. Door to:

En Suite Bathroom One 10'10" x8'4" (3.30m x2.54m)
Tiled floor with electric underfloor heating, 'Keuco' floating storage draws, floating wall mounted wash hand basin with chrome mixer tap over, low level wc, walking shower cubical with 2 x mains chrome shower heads and sliding glass shower screen and door, wall mounted heated towel radiator, illuminated wall mounted mirror, tiled walls wooden, inset ceiling spot lights, uPVC double glazed and leaded window to the rear aspect.

Bedroom Two 15'2" x 17'3" (4.62m x 5.26m)
Fitted carpet, skirting boards, coving, walk in storage cupboard, uPVC wood effect double glazed and leaded windows to the rear aspect. Door to ensuite:

En Suite Bathroom Two 10'6" x 7'2" (3.20m x 2.18m)
Terrazzo effect tiled floor with electric underfloor heating, double vanity wash hand basins, low level wc, corner jacuzzi bath with mains chrome shower over, wall mounted towel radiator, inset ceiling spot lights, uPVC wood effevt double glazed and leaded windows to the front aspect.

Bedroom Three 17'0" x 13'9" (5.18m x 4.19m)
Fitted carpet, skirting boards, coving, walk in storage cupboard, uPVC wood effect double glazed and leaded windows to the rear aspect. Door to ensuite:

En Suite Bathroom Three 12'11" x 7'9" (3.94m x 2.36m)
Wood effect vinyl floor, double vanity wash hand basins, low level WC, panelled bath with mains chrome shower over, uPVC wood effect double glazed and leaded windows to the rear aspect.

Bedroom Four 18'6" x 11'5" (5.64m x 3.48m)
Fitted carpet, skirting boards, coving, fitted wardrobes and 2x uPVC wood effect double glazed and leaded windows to the front aspect.

Second Floor

Landing 12'11" x 11'6" (3.94m x 3.51m)
Fitted carpet, skirting boards, inset ceiling spot lights, uPVC wood effect double glazed and leaded window to the rear aspect. Doors leading to:

Bedroom Five 37'3" x 14'11" (11.35m x 4.55m)
Fitted carpet, skirting boards, inset ceiling spot lights, uPVC wood effect double glazed and leaded window to the rear aspect and two to the side aspect.

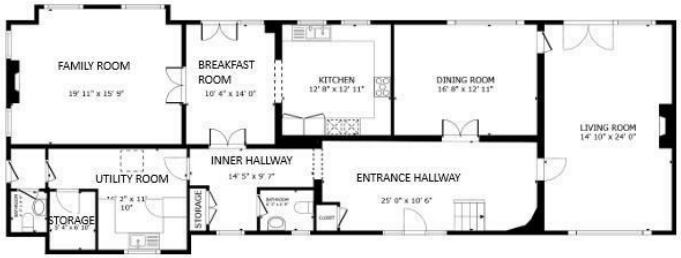
Loft Space
Walk in loft space, boarded floor, light and power sockets, 'Andrews water heater' tank.

Outside
Block paved driveway, double gates leading to the entrance courtyard of the property, which is enclosed in mature landscaped gardens, parking for multiple vehicles with a triple garage with individual remote control operated electric doors and double stable block. The southerly facing rear gardens are adorned in a continuation of the mature landscaped plants and shrubbery, there is paved terrace which runs the width of the property which leads to a decked relaxation or entertain zone, tranquil pond and an expansive lawned area.

Garage
Triple garage with individual remote control operated electric doors, pedestrian door, power sockets, ceiling strip lights, wooden stairs leading to the first floor. The first floor has a boarded floor, ceiling strip lights and double wooden double glazed windows to both sides.

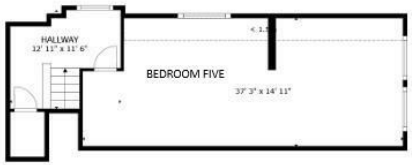
Services
Mains water, mains gas, mains electricity, mains sewerage.

Directions
From our office, head north on Caerphilly Road, At the roundabout, take the 3rd exit onto Ty-Glas Road/B4562, Turn left to stay on Ty-Glas Road/B4562, At the roundabout, take the 2nd exit onto Station Road/B4562. Continue to follow B4562, Turn left onto Mill Road, The property entrance will be on the right hand side before the mini round about.



FLOOR 1

FLOOR 2



FLOOR 3

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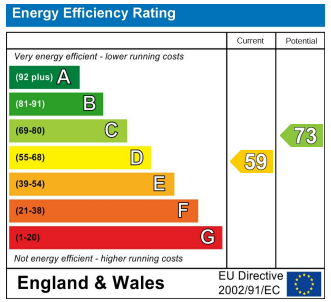
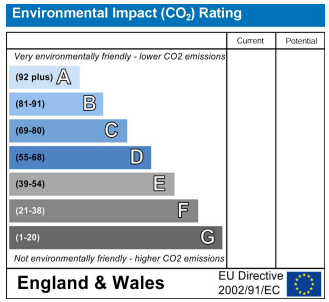
GROSS INTERNAL AREA
FLOOR 1 1,904 sq.ft. FLOOR 2 1,977 sq.ft. FLOOR 3 586 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 85 sq.ft.
TOTAL : 4,466 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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