

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MILL CLOSE  
LLANISHEN





**PORCH**  
1.57 x 1.25 (5'1" x 4'1")

**HALLWAY**  
1.57 x 4.88 (5'1" x 16'0")

**WC / SHOWER ROOM**  
2.21 x 1.77 (7'3" x 5'9")

**KITCHEN**  
4.14 x 2.68 (13'6" x 8'9")

**DINING ROOM**  
4.14 x 3.02 (13'6" x 9'10")

**CONSERVATORY**  
2.85 x 2.46 (9'4" x 8'0")

**RECEPTION ROOM 1**  
3.80 x 5.71 (12'5" x 18'8")

**RECEPTION ROOM 2**  
4.80 x 3.98 (15'8" x 13'0")

**TO THE FIRST FLOOR**

**BEDROOM 1**  
4.20 x 3.98 (13'9" x 13'0")

**BEDROOM 2**  
2.51 x 3.89 (8'2" x 12'9")

**BEDROOM 3**  
2.44 x 3.89 (8'0" x 12'9")

**BEDROOM 4**  
2.24 x 4.51 (7'4" x 14'9")

**GARDEN**  
Large Private Rear Garden  
Side Access

**ADDITIONAL INFORMATION**  
Sold as Chain Free  
New Kitchen  
New WC/ Shower Room

**COUNCIL TAX**  
BAND G

**TENURE**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**SCHOOL CATCHMENT**  
My English medium primary catchment area is  
Coed Glas Primary School (year 2023-24)  
Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is  
Llanishen High School (year 2023-24)  
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is  
Ysgol Y Wern (year 2023-24)  
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2023-24)  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)







## MILL CLOSE

LLANISHEN, CF14 0XQ - £550,000



4 Bedroom(s)



2 Bathroom(s)



1742.00 sq ft

Nestled in the sought-after location of Mill Close, Llanishen, Cardiff, this charming detached house is a true gem waiting to be discovered. Boasting two spacious reception rooms and four cosy bedrooms, this property offers ample space for comfortable living.

Spanning across 1,742 sq ft, this lovely home features a brand new kitchen complete with integrated appliances, perfect for whipping up delicious meals for family and friends. The two large double bedrooms are well-proportioned, with fitted wardrobes and extra storage built into the eaves. Additionally, the extension over the garage has been cleverly transformed into a fourth bedroom, currently serving as a study, providing flexibility for your lifestyle needs.

One of the highlights of this property is the lovely large lawned garden, ideal for outdoor gatherings, children's playtime, or simply basking in the sun with a good book. The great conservatory offers stunning views across the garden, creating a peaceful retreat to unwind after a long day.

This property is perfect for a growing family, with excellent schools nearby. Surrounded by nature, not far from the reservoirs and parks, and a stone's throw away from Llanishen village, the location offers a perfect blend of tranquillity and convenience.

Offered with no ongoing chain, this lovely family home is a hassle-free option for those looking to move quickly. The excellent amenities nearby and the great school catchment area make it an ideal choice for families. Whether you're looking to host family gatherings in the spacious reception rooms or enjoy quiet moments in the comfort of your own home, this property caters to all your needs.

Don't miss the opportunity to explore this property further through our interactive walk-through Virtual tour. Call 02920499680 and book your viewing today to experience the charm and functionality this property has to offer.

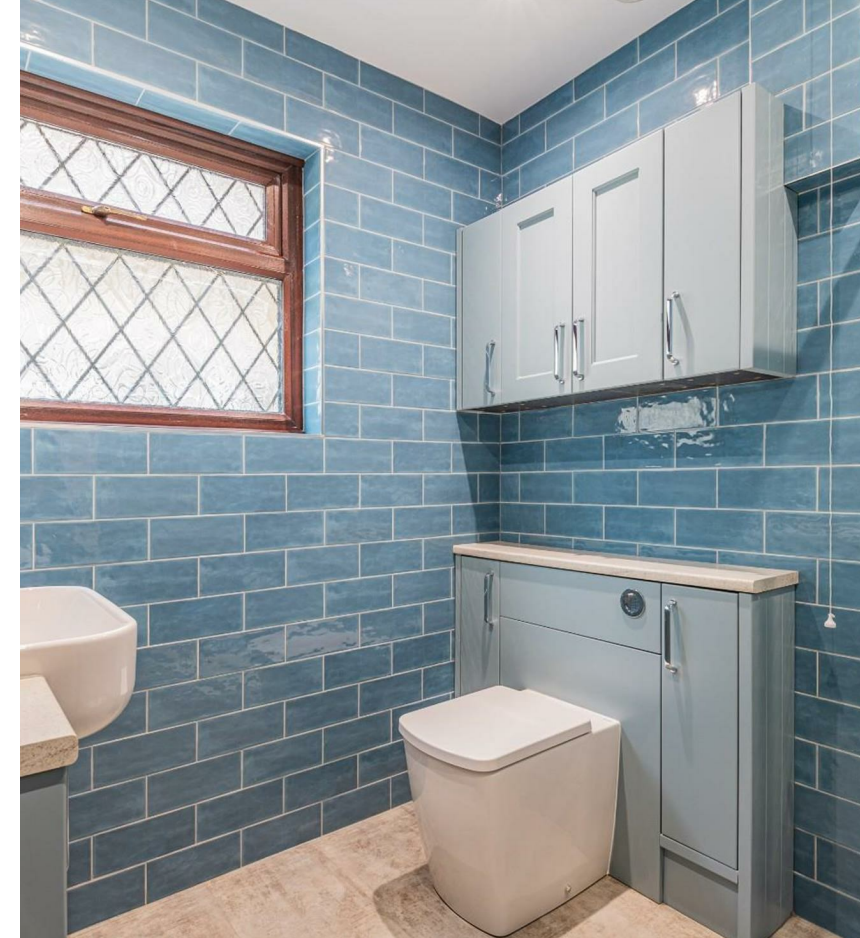
### PROPERTY SPECIALIST

Mr Ollie Vincent

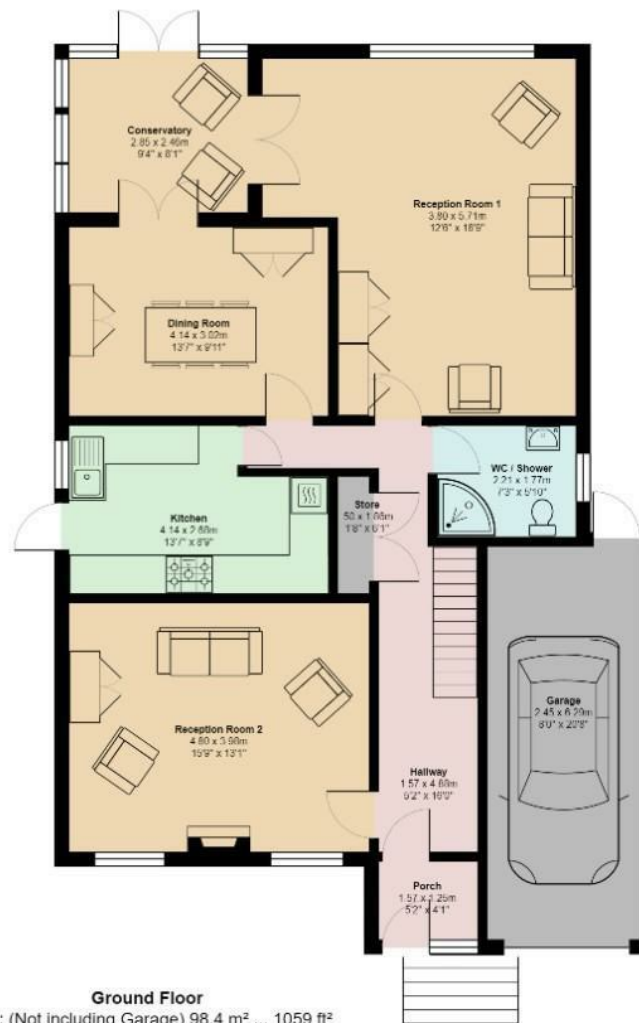
[ollie.vincent@jeffreygross.co.uk](mailto:ollie.vincent@jeffreygross.co.uk)

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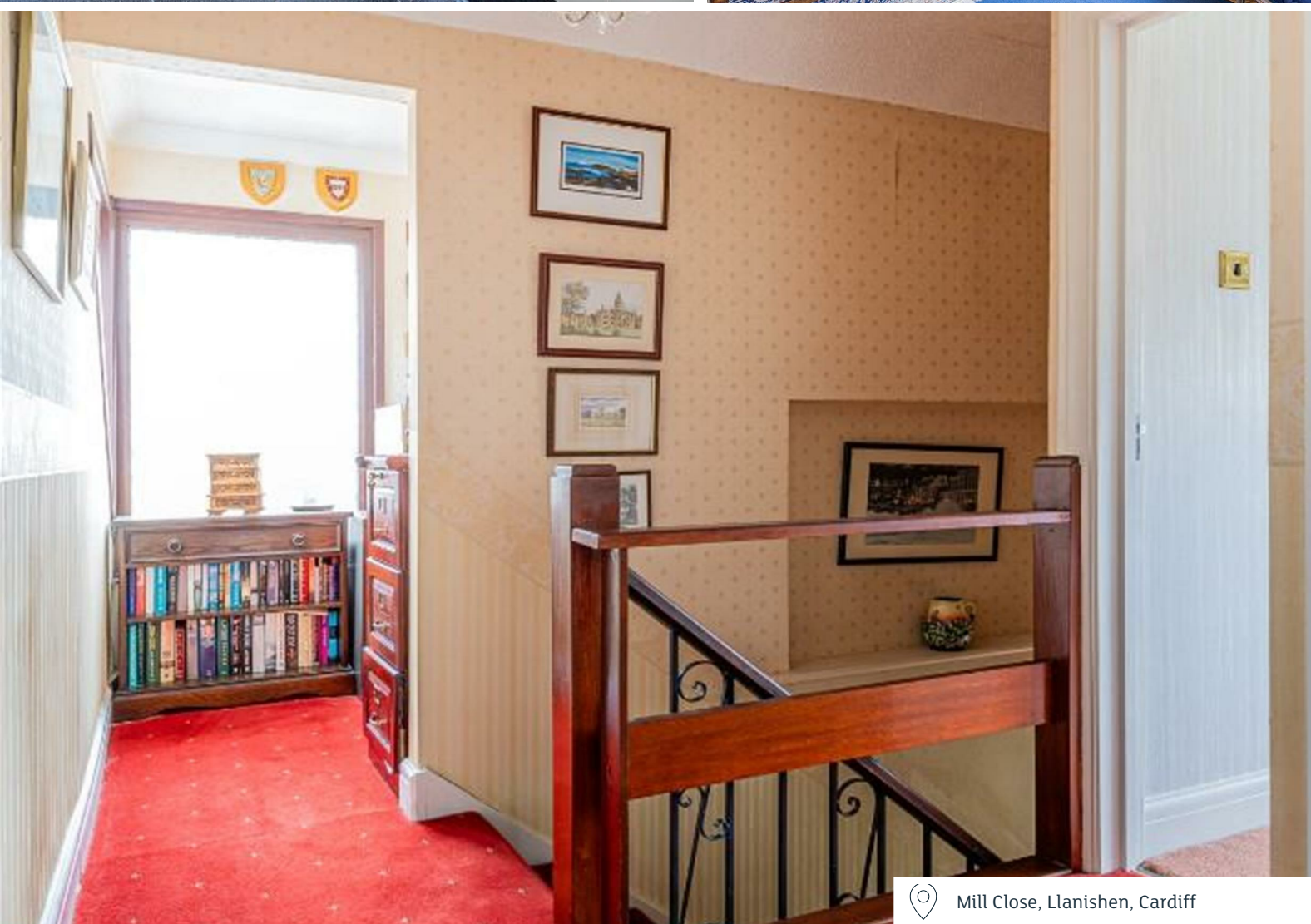
Senior valuer







Mill Close  
Total Area: 161.9 m<sup>2</sup> ... 1742 ft<sup>2</sup> ..... (Not including Garage)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC