

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MILL ROAD  
LISVANE





## The Oaks Mill Rd, Lisvane, CRF

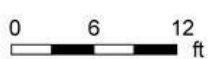
Main Building: Total Interior Area 3230.62 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Stylish and private family home located off one of Cardiff's finest roads within its own gated community of only three houses.

Comments by - Mr Elliott Hooper-Nash



## MILL ROAD

LISVANE, CF14 0XJ - ASKING PRICE - £1,200,000



5 Bedroom(s)



2 Bathroom(s)



3346.00 sq ft

JeffreyRoss are proud to bring to the market this exclusive home which offers no chain, set in approx 3,346 SQFT in the gated development of the Oaks just off Mill Road in Lisvane. The property has been greatly improved by the current owners and briefly comprises Entrance hallway, Fantastic open plan, living dining area with dual aspect to both gardens, Downstairs WC, Large second reception / Music Room, Modern fitted kitchen diner with central island and large utility room, third reception / snug and boot room. To the first floor are 5 double bedrooms with the master benefiting an ensuite and separate family bathroom. The gardens are private and surround the house for morning and evening sunlight. Detached garage, Driveway parking for several vehicles including a EV electric charging point and part of only 3 properties in this this gated development.

Please get in touch with our Llanishen office for further details or to arrange your viewing.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
Elliott@jeffreycross.co.uk  
Director







**Entrance Hallway**

**Downstairs WC**

2.79m x 0.99 (9'1" x 3'2")

**Second Reception / Music Room**

6.37m x 7.27m (20'10" x 23'10")

**Boot Room**

6.98m x 2.15m (22'10" x 7'0")

**Office / Snug**

3.88m x 3.36m (12'8" x 11'0")

**Kitchen**

5.59m x 4.28m (18'4" x 14'0")

**Laundry**

2.24m x 5.06m (7'4" x 16'7")

**Open plan Living / Dining area**

10.57m x 7.89m widest points (34'8" x 25'10" widest points)  
Heart of the home thats packed full of natural light giving access to both front and rear gardens, feature fire place and clever concealed storage.

**To the first floor**

**Master Bedroom**

5.66m x 4.57m (18'6" x 14'11")

**Ensuite**

2.17m x 4.24m (7'1" x 13'10")

**Bedroom Two**

6.44m x 5.96m (21'1" x 19'6")

**Bedroom Three**

3.48m x 4.22m (11'5" x 13'10")

**Bedroom Four**

4.56m x 3.39m (14'11" x 11'1")

**Family Bathroom**

2.52m x 3.10m (8'3" x 10'2")

**Bedroom Five**

4.57m x 2.39m (14'11" x 7'10")

**Rear Garden**

Private family garden, fenced boundary, patio and mainly laid to lawn.

**Front Garden**

Private Sun strap, patio and astro turfed lawn

**Garage**

**Driveway**

blocked paved driveway with parking for multiple vehicles.

**Tenure**

We are in formed buy our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**

Band. - H

**School Catchment**

My English medium primary catchment area is Llysfaen Primary School (year 2022-23)

My English medium secondary catchment area is Llanishen High School (year 2022-23)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2022-23)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2022-23)

**Additional information**

New Roof in approx 2021  
External rendered in 2021  
All new Velux windows to the rear in 2021





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	76
		EU Directive 2002/91/EC











