

Jeffrey Ross

A LETTINGS  
STYLISH SALES  
CARDIFF'S HOME FOR



MILL ROAD  
LISVANE



This is a very impressive property on the prestigious and desirable Mill Road. The House is immaculately presented and has been beautifully looked after for the duration of ownership. The gardens are beautifully established and the setting is tranquil and peaceful with the brook babbling below. 'a rare find' and a 'must see'! Call the office on 02920 499680 and book your viewing today.

Comments by - Mr Ollie Vincent



## MILL ROAD

LISVANE, CF14 0XB - ASKING PRICE - £950,000



5 Bedroom(s)



2 Bathroom(s)



2764.00 sq ft

Set back along a private drive, on the prestigious Mill Road in Lisvane, Cardiff, this remarkable five-bedroom house presents an exceptional opportunity for those seeking a blend of modern living and serene surroundings. Spanning an impressive 2,764 square feet, the property is set on a generous plot, ensuring ample privacy and space for family life.

Upon entering, you are welcomed by a bright entrance hall adorned with large windows that flood the space with natural light, complemented by an impressive staircase that adds a touch of elegance. The two spacious reception rooms provide versatile spaces for entertaining guests or enjoying quiet family evenings. A separate dining room enhances the home's functionality, making it perfect for hosting dinner parties or family gatherings.

At the heart of the home lies a large, modernised kitchen, equipped with all the necessary integrations and an excellent utility space, catering to the needs of any home cook. The property features an incredible en-suite for the main bedroom & well appointed bathroom, ensuring convenience for all residents. Each of the five generously sized bedrooms offers a comfortable retreat, with fitted wardrobes providing ample storage.

The beautifully established gardens are a true highlight, featuring a lush lawn & a charming patio area, ideal for alfresco dining or simply soaking up the sun. The soothing sound of a nearby babbling brook enhances the tranquil atmosphere, making this home a peaceful escape from the hustle and bustle of daily life.

For those with vehicles, the property offers parking for up to four cars, including the spacious garage that provides additional storage options. This stunning home on Mill Road is not merely a property; it represents a lifestyle choice, offering both comfort & a connection to nature in a highly sought-after location. Do not miss the opportunity to make this exquisite house your new home. Call the office on 02920 499680, & book your viewing today.

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreyross.co.uk  
Senior valuer





#### Porch

#### Entrance Hall

**Living Room**  
4.28 x 6.94 (14'0" x 22'9")

#### Conservatory

**Dining Room**  
5.04 x 2.59 (16'6" x 8'5")

**Sitting Room**  
4.09 x 3.36 (13'5" x 11'0")

**Kitchen**  
4.09 x 3.43 (13'5" x 11'3")

**Utility Room**  
2.38 x 3.43 (7'9" x 11'3")

**Garage**  
5.59 x 6.30 (18'4" x 20'8")

**Bedroom 1**  
4.26 x 4.12 (13'11" x 13'6")

**Ensuite**  
3.40 x 2.07 (11'1" x 6'9")

#### Bedroom

3.19 x 2.92 (10'5" x 9'6")

#### Bedroom

3.07 x 2.67 (10'0" x 8'9")

#### Bedroom

4.09 x 2.53 (13'5" x 8'3")

#### Bedroom

3.36 x 2.92 (11'0" x 9'6")

#### Bathroom

2.46 x 2.92 (8'0" x 9'6")

#### Council Tax Band

BAND H

#### Tenure

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

#### School Catchment

English medium primary catchment area is

Coed Glas Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

Applications are welcomed.

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

Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto.  
Croesewir ceisiadau.

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



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		
EU Directive 2002/91/EC		





