

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MILLRACE CLOSE  
LISVANE

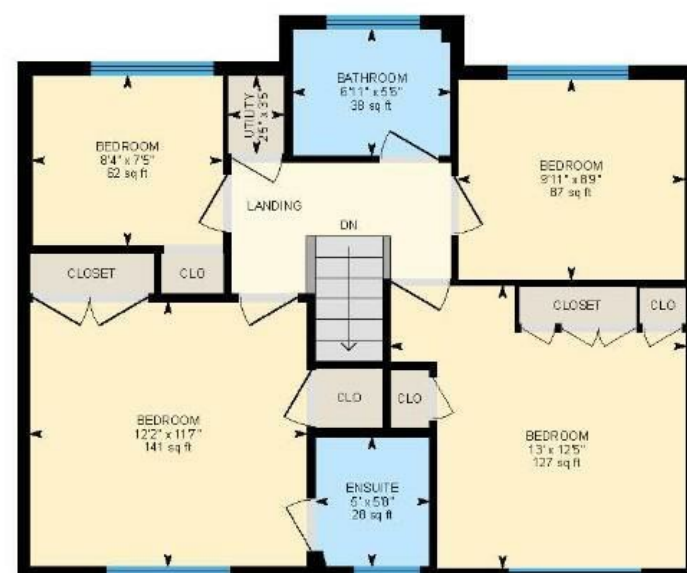


## Millrace Cl, Lisvane, CRF

Main Building: Total Interior Area Grade 1502.04 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 family home with the potential to make bigger with the planning permission that has been granted.

Comments by - Mr Elliott Hooper-Nash



## MILLRACE CLOSE

LISVANE, CF14 0UQ - OFFERS IN EXCESS OF - £575,000

 4 Bedroom(s)  2 Bathroom(s)  1502.00 sq ft

Nestled in the charming area of Millrace Close, Lisvane, Cardiff, this beautifully presented house offers a wonderful opportunity for both families and individuals seeking a spacious and modern home. Spanning an impressive 1502 square feet, the property boasts a generous layout that is perfect for comfortable living.

Upon entering, you will be greeted by a newly fitted kitchen that combines style and functionality, making it an ideal space for culinary enthusiasts. The newly renovated bathroom complements the home's contemporary feel, ensuring that every corner reflects modern elegance.

One of the standout features of this property is the large plot it occupies, providing ample outdoor space for gardening, entertaining, or simply enjoying the fresh air.

This home is not just a place to live; it is a canvas for your future aspirations. With its prime location in Lisvane, you will benefit from a peaceful neighbourhood while still being conveniently close to local amenities and transport links. This property truly represents a rare find in today's market, combining modern comforts with the potential for future development. Don't miss the chance to make this exquisite house your new home.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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Director





**Entrance Hallway**

**Bay Fronted Living room**  
3.71m x 7.26m (12'2 x 23'10)

**Consevatory**  
3.35m x 4.09m (11' x 13'5)

**Downstairs WC**  
2.06m x 1.70m (6'9 x 5'7)

**Kitchen / Diner**  
5.72m x 2.64m (18'9 x 8'8)

**Dining Room**  
3.05m x 3.78m (10' x 12'5)

**Garage**  
2.54m x 5.31m (8'4 x 17'5)

**To the first floor**

**Bedroom One**  
3.71m x 3.53m (12'2 x 11'7)

**Ensuite**  
1.52m x 1.73m (5 x 5'8)

**Bedroom Two**  
3.96m x 3.78m (13' x 12'5)

**Bedroom Three**  
3.02m x 2.67m (9'11 x 8'9)

**Bedroom Four**  
2.54m x 2.26m (8'4 x 7'5)

**Bathroom**  
2.72m x 1.65m (8'11 x 5'5)

**Garden**  
South East facing garden to the rear, large plot to the side and front.

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

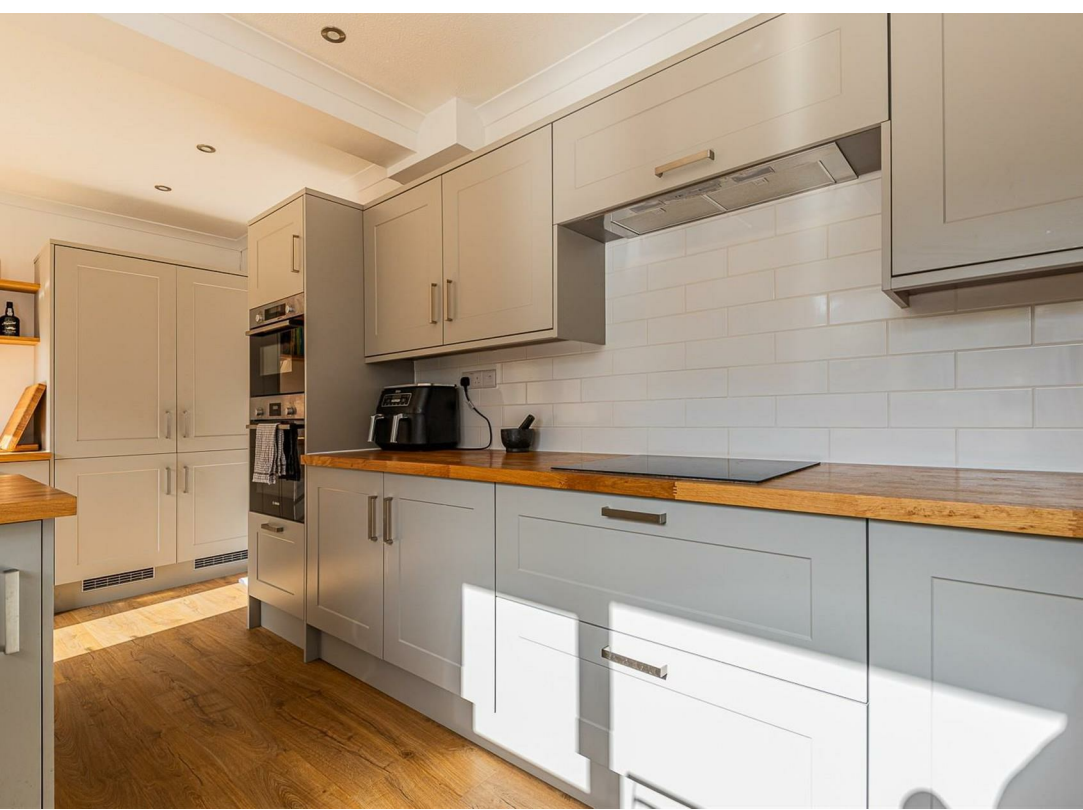
**Council Tax**  
Band - G

**School Catchments**  
My English medium primary catchment area is Llysfaen Primary School (year 2024-25)

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

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

My 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                             | 60      | 79        |
| EU Directive 2002/91/EC                     |         |           |



