



£795,000 Freehold

Mill Road | Cardiff | CF14 0XL

Hern &
Crabtree

A rare opportunity to purchase this unique detached residence in the highly sought after area of Lisvane. A short walk to Lisvane Primary School, village centre and local amenities along with Llanishen train station ten minutes walk away makes this a fantastic location.

Accommodation briefly comprises an entrance hall, sitting room, dining room, kitchen, family bathroom, home office, and living room to the ground floor, this property has plenty of space to entertain. To the first floor there are four bedrooms and a second family bathroom. The property has lovely landscaped south facing garden complete with its own heated pool and summer house with the property located next to a leafy brook. There is also a double garage and off road parking for three vehicles.

Viewings of this brilliant property are highly recommended to fully appreciate the accommodation on offer and can be arranged via our Heath branch.



Entrance Hall

PVC door to the front aspect with side return obscured double glazed window. Fitted carpet, doors through to home office, bathroom, living room, archway to sitting room.

Sitting Room 14'5 x 9'9

PVC double glazed bow bay window to the front, PVC double glazed window to the side, radiator, fitted carpet, electric fire with surround and hearth. Open to dining room.

Dining Room 11'2 x 11'9

PVC double glazed window to the side, radiator, fitted carpet, gas fire with surround, fitted storage. PVC

double glazed window to the rear aspect, door through to kitchen.

Kitchen 11'5 x 8'2

PVC double glazed window to the side aspect, PVC double glazed window to the opposite side aspect, fitted with a matching range of base and eye level units with work tops over. Corner sink unit with drainer and mixer taps. Integrated 'Hot Point' double oven, 'Neff' integrated microwave, 'Neff' integrated ceramic hob with an extractor over. Integrated washing machine, integrated tumble dryer. Integrated fridge freezer, 'Amtico' flooring. PVC door offering access to garden.

Family Bathroom 9'5 x 4'6

PVC obscured double glazed window to the rear aspect, three piece suite comprising bath with mixer tap, pedestal wash hand basin, close coupled WC. Heated towel rail, coved ceiling, downlighters, tiled walls.

Home Office 9'7 x 5'9

PVC double glazed window to the rear aspect, fitted carpet, coved ceiling.

Living Room 23'6 max x 14'7 max

PVC double glazed bay window to the rear aspect, PVC double glazed bow bay window to the front aspect, PVC double glazed window to the side, two radiators, fitted carpet. Gas fire with

surround and hearth. Coved ceiling, ceiling roses, open staircase and stairs to the first floor.

First Floor Landing

Loft access hatch, fitted carpet, doors to all rooms.

Bedroom One 19'4 max x 9'3 max

PVC double glazed window to the front, radiator, built-in wardrobes, built-in raised bed base.

Bedroom Two 13'3 x 8'6

PVC double glazed window to the rear, radiator, 'Amtico' flooring, built-in wardrobes.



Bedroom Three 11'10 x 8'9

PVC double glazed window to the front, radiator, fitted carpet, bedroom suite incorporating built-in wardrobes, drawers and bedside table.

Bedroom Four 11'4 x 8'9

PVC double glazed window to the rear, radiator, 'Amtico' flooring, built-in wardrobes with mirrored sliding doors.

Family Bathroom 9'0 x 7'6 max

Raised walk-in shower with raindrop style shower head and electric shower, twin wash hand basins with built-in vanity storage under, bidet, close coupled WC, heated towel rail, tiled walls, LVT flooring.

External

Front

Manicured garden mainly laid to lawn with mature flower beds and borders incorporating a well stocked variety of flowers and shrubs. Block paved driveway for three vehicles leading to a double garage.

Double Garage

Up and over door, power and light.

Rear Garden

Southerly facing garden mainly laid to artificial lawn, outside water taps. Tiled, heated swimming pool with rolling manual cover. Raised flower beds with decorative chippings, outside lighting. Poolside WC. Steps to lower tiered garden mainly laid to

lawn and part artificial lawn with corner flower beds, mature shrubs. Summer house.

WC

PVC door, close coupled WC and pedestal wash hand basin. Tiled walls and PVC double glazed obscured window to the front.

Pump House

Gas boiler located here for the heated pool. Cupboard housing fridge.

Summer House 12'2 max x 10'2

Brick construction with PVC double glazed windows and vent windows, LVT flooring, air conditioning unit.

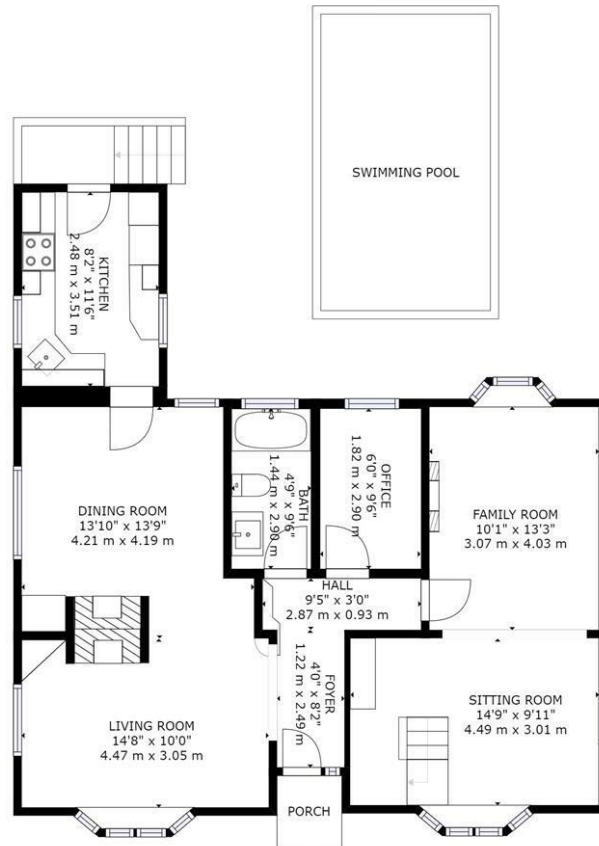
Additional Information

We have been advised by the vendor that the property is Freehold. Council Tax Band - H

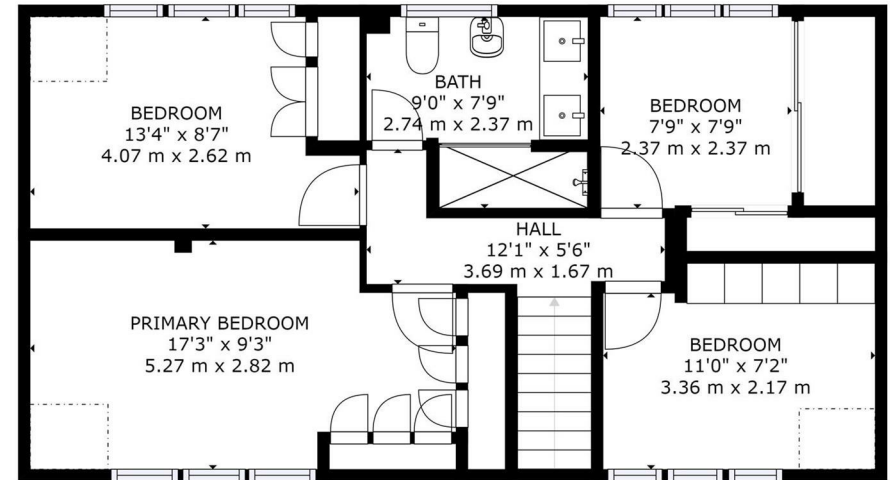
Please note

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.





GROSS INTERNAL AREA
FLOOR 1: 922 sq. ft, 86 m², FLOOR 2: 605 sq. ft, 56 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 24 sq. ft, 2 m²
TOTAL: 1527 sq. ft, 142 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

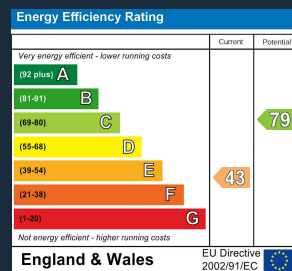


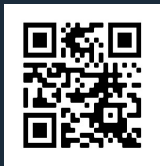
GROSS INTERNAL AREA
FLOOR 1: 922 sq. ft, 86 m², FLOOR 2: 605 sq. ft, 56 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 24 sq. ft, 2 m²
TOTAL: 1527 sq. ft, 142 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Matterport

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.