

FOR SALE

Old Mill Road

Lisvane, Cardiff, CF14 0JE

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ASKING PRICE

£349,950

2 BEDROOMS

958 SQ FT

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WALKING DISTANCE TO
LLANISHEN RESERVOIR

SOUGHT AFTER LOCATION

989 YEARS LEFT ON THE LEASE

NO CHAIN

ONLY FLAT IN THE BLOCK WITH A
PRIVATE GARDEN

LARGE APARTMENT



THE PROPERTY

Nestled on the charming Old Mill Road in Lisvane, Cardiff, this delightful two-bedroom apartment offers a unique opportunity for those seeking a comfortable and inviting home. Spanning an impressive 958 square feet, this property is perfect for individuals looking for a peaceful retreat.

One of the standout features of this home is its exclusive garden, a rare find among flats in the area, providing a lovely outdoor space for relaxation or entertaining. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle in without delay.

The property boasts a well-designed layout that maximises space and light, creating a warm and welcoming atmosphere throughout. With its prime location in Lisvane, residents can enjoy the tranquillity of suburban living while still being conveniently close to Cardiff's vibrant city centre.

This apartment is an excellent choice for anyone looking to embrace a comfortable lifestyle in a sought-after area. Don't miss the chance to make this charming property your new home.



ACCOMMODATION

KITCHEN 2.3 x 4.04

LIVING ROOM 7.2 x 4.0

BEDROOM ONE 3.01 x 5.0

BEDROOM TWO 3.01 x 3.04

SERVICE CHARGE

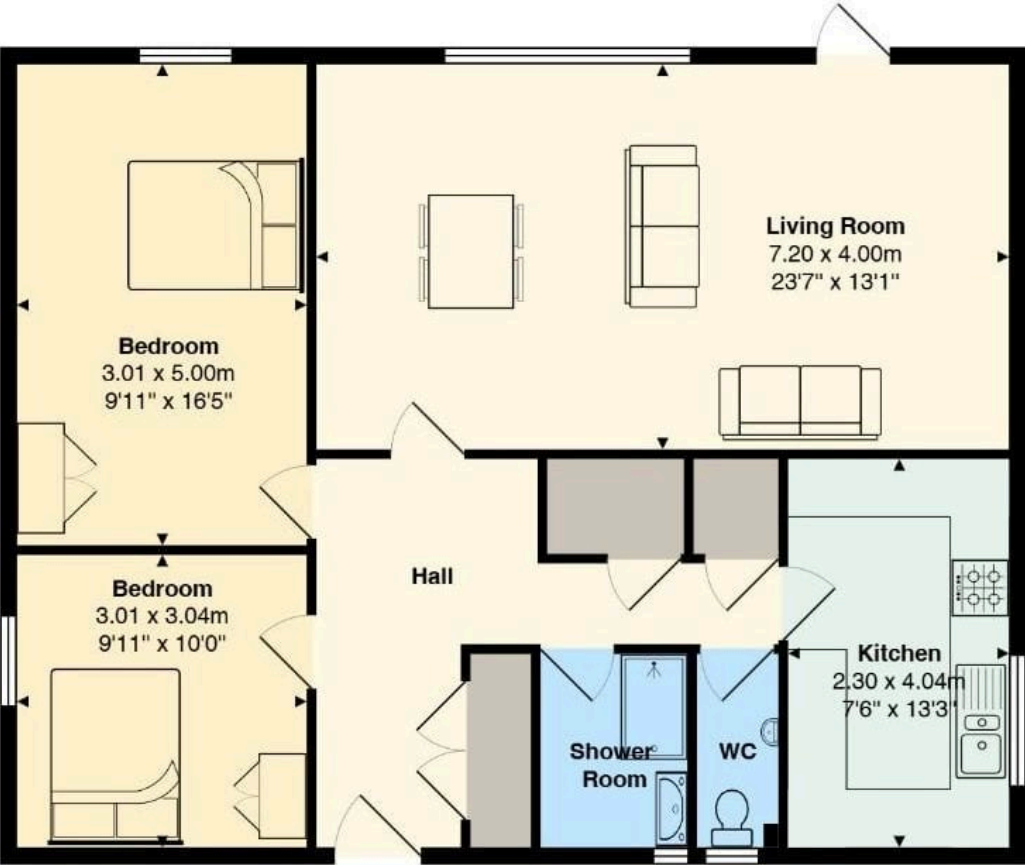
The service charge per annum £1,750 and includes Building insurance and Communal maintenance. Ground rent is £50 per annum. There is 989 years left on the lease which ends 12/31/3015 from 30/09/2016.

TAX BAND

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PROPERTY TYPE	FLAT - GROUND FLOOR
INTERNAL AREA	958 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E
EPC RATING	71 · POTENTIAL 78

Mill Court



Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk