

UNDER OFFER



# Millrace Close

*Lisvane, Cardiff, CF14 0UQ*

LISVANE, CARDIFF

# Millrace Close

*Lisvane, Cardiff, CF14 0UQ*

OFFERS IN EXCESS OF

## £575,000

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

1,502 SQ FT





*Stylish family home with the potential to make bigger with the planning permission that has been granted.*



ELLIOTT HOOPER-NASH  
DIRECTOR · LLANISHEN



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2022.12.28  
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## THE PROPERTY

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.

KEY FEATURES

1,502 SQFT

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LARGE GARDEN

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MODERNISED THROUGHOUT

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DRIVEWAY PARKING

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CORNER PLOT

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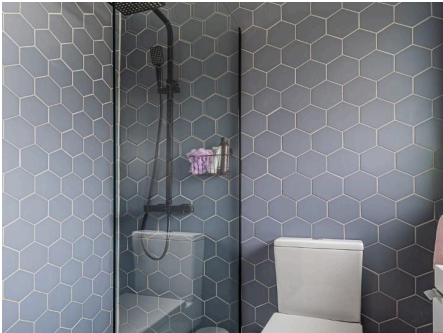
PRIVATE FAMILY HOME



INSIDE



INSIDE



OWNERS' COMMENTS

*Lovely cul de sac to live in, we enjoy the  
privacy the property offers.*

THE OWNERS

LISVANE, CARDIFF



ACCOMMODATION

|                         |               |
|-------------------------|---------------|
| BAY FRONTED LIVING ROOM | 3.71m x 7.26m |
| CONSEVATORY             | 3.35m x 4.09m |
| DOWNSTAIRS WC           | 2.06m x 1.70m |
| KITCHEN / DINER         | 5.72m x 2.64m |
| DINING ROOM             | 3.05m x 3.78m |
| GARAGE                  | 2.54m x 5.31m |
| BEDROOM ONE             | 3.71m x 3.53m |
| ENSUITE                 | 1.52m x 1.73m |
| BEDROOM TWO             | 3.96m x 3.78m |
| BEDROOM THREE           | 3.02m x 2.67m |
| BEDROOM FOUR            | 2.54m x 2.26m |
| BATHROOM                | 2.72m x 1.65m |
| GARDEN                  |               |
| SCHOOL CATCHMENTS       |               |

Millrace CI, Lisvane, CRF

Main Building: Total Interior Area Grade 1502.04 sq ft

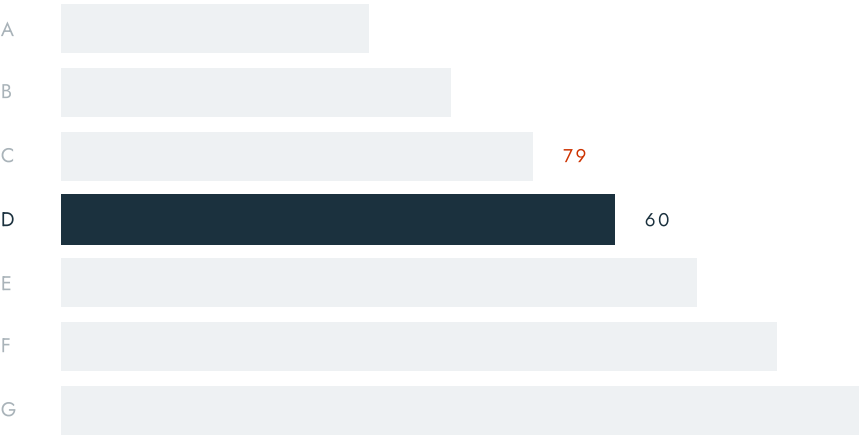


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# Energy efficiency

Currently band D, with the potential to reach band C.



Rating 60 · potential 79. The full certificate is available on request and on the property's page at [jeffreyross.co.uk](http://jeffreyross.co.uk).

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE - DETACHED                                                         |
| INTERNAL AREA | 1,502 SQ FT                                                              |
| TENURE        | FREEHOLD                                                                 |
| COUNCIL TAX   | BAND G · ABOUT £3,355 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING    | 60 · POTENTIAL 79                                                        |

COME AND SEE IT

# Arrange a viewing

*Our Llanishen team can arrange a private viewing,  
usually within days – call 029 2049 9680.*

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## Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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SCAN TO SEE WHAT'S  
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S  
NEAR YOU