



94 Mill Road, Lisvane, Cardiff, CF14 0UG

£895,000 Freehold

pa black



94 Mill Road, Lisvane, Cardiff, CF14 0UG.

Occupying a superb position set back with private front gardens and a sweeping entrance drive, this versatile detached five bedroom double fronted family residence, benefits a large and lovely level totally enclosed and very private rear garden of approximately third of an acre.

Built in 1957, this deceptively spacious home fronts highly respected Mill Road in the favoured village of Lisvane, just a short walk from both Lisvane Primary School and Lisvane Railway Station, providing fast and economic travel to both Cardiff Queen Street and Cardiff Central Railway Station.

The property has been greatly extended and provides exceptional ground floor living space with two large principle reception rooms, including a generous lounge (18'1 x 16'2), a bright well designed sitting room (16'6 x 12'1), and a spacious formal dining room.

The ground floor living space also includes a open plan kitchen and breakfast room (16'10 x 13'0), a down stairs cloak room, a separate utility room and a versatile fifth bedroom/snug complete with an ensuite shower room.

The first floor comprises four bedrooms and a spacious family bathroom with both panel bath and separate shower cubicle.

The property provides 2200 square feet of space, and benefits gas heating with panel radiators (New Boiler installed in 2013 and serviced annually), white PVC replacement double glazed windows, outer doors and French doors, and an intruder alarm.

A special feature are the large and very private level enclosed surrounding gardens and grounds, ideal for a growing family, and providing exceptional space and opportunity to extend further, subject to the required planning applications and building regulations.

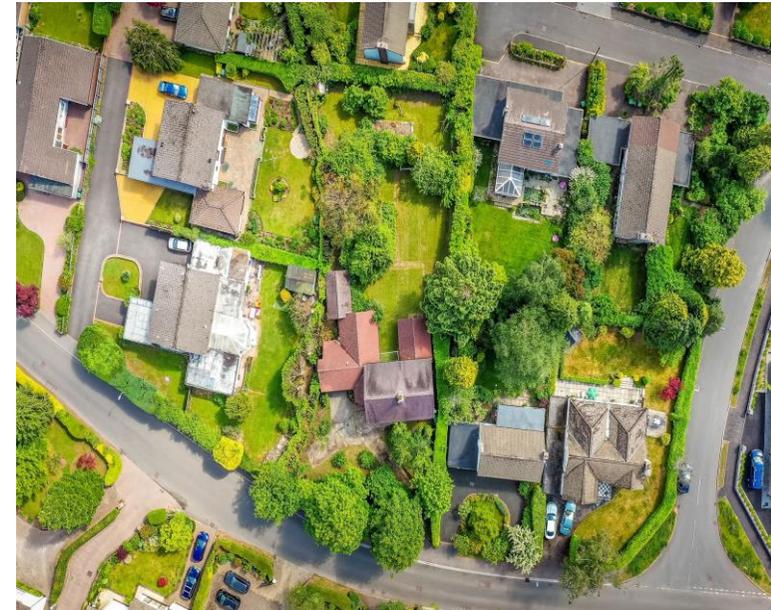
The property is available with early possession and NO CHAIN! Must be seen!

Within Lisvane are the delightful Coed Y Felin woods providing lovely walks. Coed-y-Felin comprises about 16 acres of semi-ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each.

The property is well placed within walking distance to Cefn Onn Country Park, the highly popular Old Cottage Inn and Restaurant, Lisvane Railway Station and the highly regarded Lisvane Primary School. Also close by is the Treetops Play Group and Acorns Nursery is 1 Mile away.

Lisvane is one of the most desirable areas of both Cardiff and Wales, and up to 2011, had an average house price of £410,000 with many properties in excess of £1,000,000. Lisvane has 3319 residents, and comprising approx of 1700 dwellings.

Facilities include a local village shop, hairdressers, a community cabin library, a Pharmacy, a Park, a parish church, a war memorial, a scout hall and community/village hall. Lisvane cricket club is based at Llynarthen in nearby St Mellons. Secondary schools locally include Corpus Christie Catholic high School on Ty Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers Football Club which is a major player in South Wales.





Entrance Reception Hall

Approached via a PVC double glazed front entrance door with matching side screen windows and upper light windows, further PVC window to side, spacious hall equipped with a double radiator, a useful built-in cloaks hanging cupboard housing a modern Baxi gas fired central heating boiler with cloaks hanging space, internal door to attached garage.

Lounge 18' 1" x 16' 2" (5.51m x 4.93m) Approached from the entrance hall via double doors, forming part of an extension completed in recent years, inset with three PVC double glazed windows each with outlooks across the large and lovely rear gardens, coved ceiling, two double radiators.

Bedroom Five 12' x 9' 1" (3.66m x 2.77m) Equipped with two white PVC double glazed windows each with pleasing outlooks across the large and lovely rear gardens, this room is approached from the lounge via a deep entrance recess measuring 6' 1" x 3' 3", there is access to a useful roof space, and a large radiator.

Shower Room

Independently approached from the snug/study, equipped with a ceramic tiled shower cubicle with a Triton shower unit with glass sliding doors, W.C., pedestal wash hand basin with a ceramic tiled splashback, PVC double glazed obscure glass window to side. Chrome towel rail/radiator.



Front Sitting Room 16' 6" x 12' 1" (5.03m x 3.68m)

Inset with an open fireplace, PVC double glazed picture window with front garden outlook, PVC double glazed French doors opening on to the frontage gardens, further window with front garden view, high coved ceiling, double radiator, double doors leading to.....

Formal Dining Room 15' 1" x 12' 1" (4.60m x 3.68m)

Inset with a white PVC double glazed picture window with outlooks across the private and substantial frontage gardens, further metal casement window with side aspect, radiator, coved ceiling, double doors to the front sitting room, further independent door leading into the inner hallway.

Inner Hallway This is a central inner hall approached via an archway entrance from the main entrance reception hall, with independent doors providing access to the sitting room, formal dining room and the outer utility room and kitchen. There is a single flight staircase with a decorative balustrade and carpeted leading to a first floor landing and half landing. Double radiator.

Utility Room 6' 1" x 8' 4" (1.85m x 2.54m) Fitted along two sides with round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, part ceramic tiled walls, space with plumbing for an automatic washing machine, space for the housing of a tumble dryer,



ceramic tiled flooring, PVC double glazed outer door with obscure glass and side screen window opening on to the side gardens.

Inner Lobby This lobby area is approached from the inner hall and provides access to the utility room and the kitchen breakfast room, plus additional access to a deep under stair storage cupboard and housing space for an American style fridge freezer.

Kitchen and Breakfast Room 16' 10" x 13' (5.13m x 3.96m) Fitted along three sides with a full range of light oak panel fronted floor and eye level units with round nosed laminate worktops, incorporating a modern sink with mixer taps, vegetable cleaner and drainer, integrated fridge, space with plumbing for an automatic dishwasher, integrated five ring gas hob including wok burner, concealed extractor hood, integrated fan assisted Belling oven and separate grill, ample space for a large dining table and six chairs, double radiator, two PVC double glazed windows with rear garden views, further PVC double glazed French doors that open on to the large and private substantial level rear gardens. Matching range of glass fronted eye level display cabinets with glass shelves, extensive storage space.



First Floor

Landing

Approached via a single flight carpeted decorative staircase with half landing and main landing, tall metal casement window with a rear garden outlook.

Master Bedroom One

13' 4" x 12' 1" (4.06m x 3.68m)

A double size bedroom, equipped with additional built-in storage cupboards, two PVC double glazed windows to front and side aspect, double radiator, built out wardrobe.

Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m)

Independently approached from the landing, inset with two PVC double glazed windows with dual outlook on to the frontage gardens, radiator.

Bedroom Three

10' 2" x 8' 5" (3.10m x 2.57m)

Metal casement window with side aspect, built out wardrobe, radiator, independently approached from the first floor landing.



Bedroom Four

12' 2" x 6' (3.71m x 1.83m)

PVC double glazed window with outlooks on to the private frontage gardens, radiator, access to roof space, additional 1' 8" deep built-in wardrobes.

Family Bathroom

9' 2" x 8' 5" maximum (2.79m x 2.57m maximum)

White suite with part ceramic tiled walls comprising panel bath, pedestal wash hand basin, W.C., separate ceramic tiled shower cubicle with shower unit, radiator, two PVC double glazed obscure glass windows to side, shaver point.

Outside

Entrance Drive

Private off street vehicular entrance drive in a hard concrete finish and providing parking for three cars leading to.....

Garage

19' 1" x 12' 5" narrowing to 8' 5" (5.82m x 3.78m narrowing to 2.57m) Attached semi-detached block built garage with up and over door, open roof space storage, electric power and light, outer door to rear gardens.



Front Garden

The wide front garden incorporates the main drive but also includes further lawned areas enjoying high levels of privacy by means of screens of garden trees and high laurel hedgerow to afford privacy and security.

Rear Garden

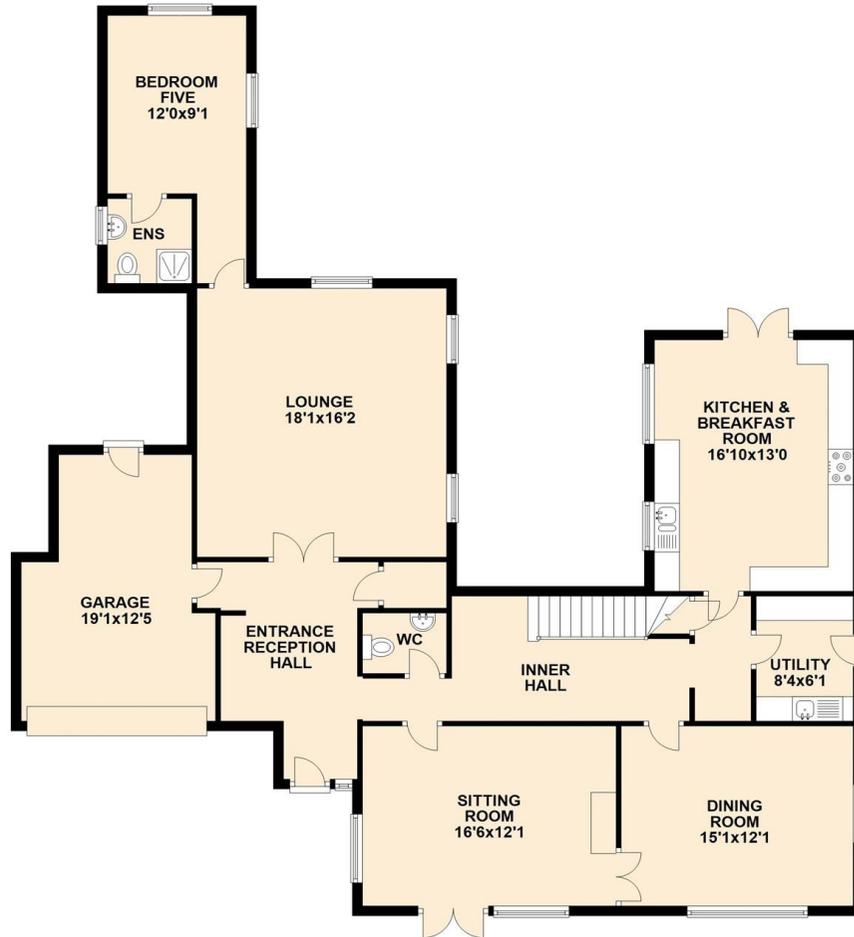
The rear gardens are approximately 1/3 rd of an acre in size, totally level and chiefly laid to lawn exceptionally private screened by laurel trees along three full sides together with additional timber panel fencing.

Many years previously there was an outdoor swimming pool which has now been chiefly covered but could be recovered if required. The plot is an unusually large plot ideal for a growing family, providing incredible scope and potential together with much privacy.

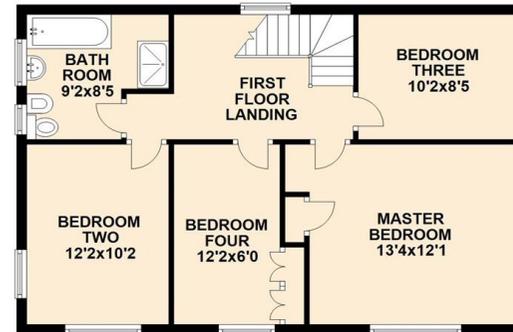




GROUND FLOOR 1671 SQUARE FEET
Approx. 155.2 sq. metres (1670.9 sq. feet)



FIRST FLOOR 661 SQUARE FEET
Approx. 61.4 sq. metres (661.1 sq. feet)



Total area: approx. 216.6 sq. metres (2332.0 sq. feet)

BRANCH ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: D

Property Ref: LSN303121 - 0001



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

