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60 Millrace Close, Lisvane, Cardiff, CF14 0UQ.

Offers over £575,000

 **peter
alan**

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A most impressive larger four bedroom detached double fronted house, built in 1977, providing 1700 square feet, and occupying a delightful position with large corner gardens, private and level, with the special benefits of a wide drive and a double garage (17'5 x 16'1).

This bright and versatile home has been well improved in recent years by the current owners and is located on a quiet cul de sac road, well away from busy passing traffic, yet well placed within walking distance to Lisvane Railway Station, enabling fast travel to Heath Halt, Queen Street and Cardiff Central.

Also close by is the very popular and highly regarded Lisvane Primary School, Cefn Onn Parc, and the Old Cottage Inn and Restaurant. The property provides generous well-proportioned living space including a central entrance has, a large lounge (24'6 x 12'0), a separate dining room (12'7 x 10'0), a downstairs cloak room (2021), a stylish fitted kitchen (2015) with a porcelain tiled floor and a Belling Range Cooker, a very useful separate study-home office (12'7 x 5'7) formerly a utility room, with an independent access door to the double garage.

The first floor comprises four bedrooms, and two bathrooms, the master ensuite having been fitted in 2020, whilst the family bathrooms was installed in 2021.

The property benefits gas heating with a modern 2015 Baxi Combi boiler, and white PVC double glazed replacement windows.

Other features include parquet block floors, stylish glass panel internal doors, and a stylish contemporary fireplace in the lounge inset with a living flame glass fronted gas fire. a special feature are the deceptively sizeable corner gardens which surround most of the property. A lovely family home in a very quiet private residential road. Must be seen!

The property is located only a short distance from Coed-y-Felin which 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 with walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall.

Lisvane cricket club is based at Polymath in nearby St Melons. 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.





Ground Floor Entrance Reception Hall

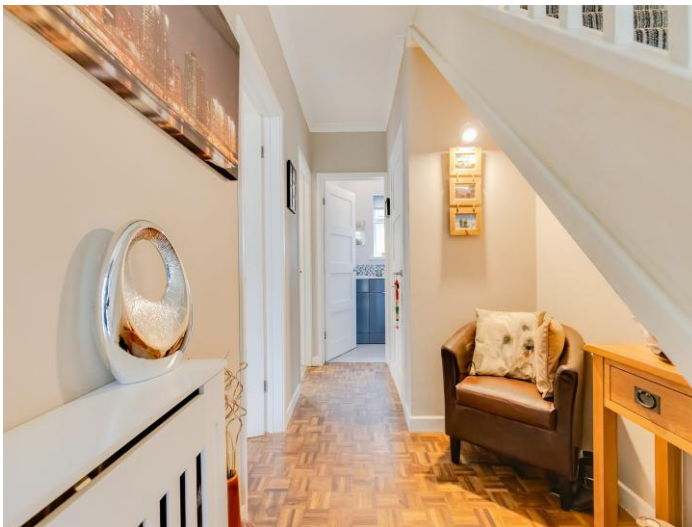
Approached via a composite part panelled front entrance door inset with contemporary style double glazed upper light windows with obscure glass side screen windows, leading in to a central hall with ceramic tiled threshold and the remaining floor area finished in parquet block, wide carpeted spindle balustrade single flight staircase with wide under stair recess, radiator with pretty casement cover, coved ceiling, very useful large full height built-in cloaks hanging cupboard.

Downstairs Cloakroom

Stylish contemporary modern white suite comprising slim line W.C. and shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit in high gloss grey, ceramic tiled floor, PVC patterned glass double glazed window to rear.

Kitchen

15' 10" x 8' 5" (4.83m x 2.57m) Independently approached from the entrance hall via a glass panel door leading to a well fitted kitchen with an extensive range of modern floor and eye level units with white high gloss fronts along two sides beneath square nosed granite patterned laminate worktops, incorporating a stainless steel sink (Franke), with separate vegetable cleaner and mixer taps and drainer, stylish chrome finished power points and light switches, space with plumbing for a dishwasher, Belling range cooker with five ring gas hob, separate grill, fan assisted oven, additional warming drawer, matching splashback with canopy style extractor hood, contemporary glass fronted eye level cabinets, stylish vertical radiator, ceiling with spotlights, peninsula breakfast bar, PVC double glazed French doors with integrated blinds that open on to a landscaped rear garden.



Home Office / Study

12' 7" x 5' 7" (3.84m x 1.70m) A very versatile room independently approached from the kitchen via a traditional style white panel door, inset with a replacement PVC double glazed window with outlooks across the frontage gardens, internal courtesy door opening in to the double garage, radiator, electric power and light.

Dining Room

12' 7" x 10' (3.84m x 3.05m) Approached independently from the entrance hall via a glass panel door, parquet block flooring, radiator, PVC double glazed window with outlooks on to the private frontage gardens, coved ceiling.

Lounge

24' 6" x 12' (7.47m x 3.66m) Independently approached from the entrance hall via a glass panel door leading to a very spacious principal reception room, inset with a wide square bay with PVC double glazed clear glass windows with outlooks across the private frontage gardens, parquet block flooring throughout, contemporary stone fireplace with hearth and glass fronted living flame gas fire, further PVC double glazed window to side, high coved ceiling, two large radiators.

First Floor Landing

Approached via a single flight spindle balustrade carpeted staircase leading to a central landing with access to roof space and built-in linen cupboard



Master Bedroom One

12' 10" x 12' 4" (3.91m x 3.76m) Independently approached from the landing via a white traditional style panel door leading to a good size double bedroom inset with a PVC double glazed window with outlooks across the private front gardens and on to the quiet frontage close, radiator, further 2 ft deep built-in wardrobe additional space to the current measurement, white traditional style panel door leading to.....

Ensuite Shower Room

Modern white suite comprising large corner shaped shower with chrome shower fitments including waterfall fitment and separate hand fitment, glass sliding shower doors and screen, mounted shaped wash hand basin with chrome mixer taps and pop-up waste with a splashback and built out vanity unit in white high gloss, slim line W.C., ceramic tiled floor, obscure glass PVC double glazed window to side, stylish vertical radiator.

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom, inset with a white PVC double glazed window with outlooks across the private frontage gardens and on to the quiet frontage close, radiator, further built-in 2 ft deep wardrobe.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m) Approached independently from the landing via a white traditional style panel door leading to a further double size bedroom with a radiator and PVC double glazed window with a pleasing side aspect.



Bedroom Four

8' 10" x 9' 10" (2.69m x 3.00m) A further double size bedroom approached independently from the landing via a white traditional style panel door, radiator, PVC double glazed window with outlooks across the rear gardens.

Family Bathroom

Modern contemporary style suite in white with ceramic tiled walls and floor comprising panel bath with chrome mixer taps, pop-up waste, chrome shower unit and clear glass shower screen, shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with white high gloss doors, W.C. with concealed cistern, obscure glass PVC double glazed window to rear, stylish vertical radiator.

Outside Entrance Drive

Private hard concrete off street vehicular entrance drive leading to....

Double Garage

17' 5" x 16' 1" (5.31m x 4.90m) Approached via an electronically controlled fob operated electric double up and over door leading to a very impressive double garage space with electric power and light, courtesy door directly leading into the study/home office, further PVC double glazed window and PVC double glazed outer door overlooking and opening on to the private enclosed rear gardens.

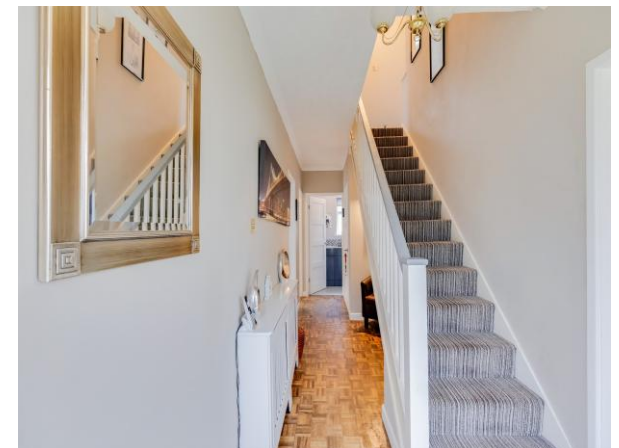


Front Garden

Double fronted front garden level and laid to lawn inset with a compressed resin pathway, fully enclosed by mature hedgerow affording maximum privacy and security.

Gardens

There are gardens to both sides of the property chiefly landscaped with sun patios all enclosed for maximum privacy by a combination of hedgerow and boundaries.

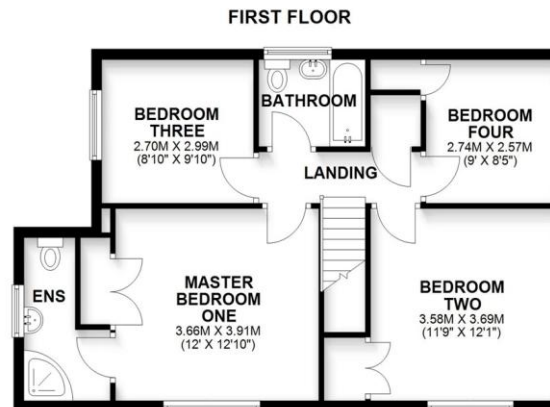
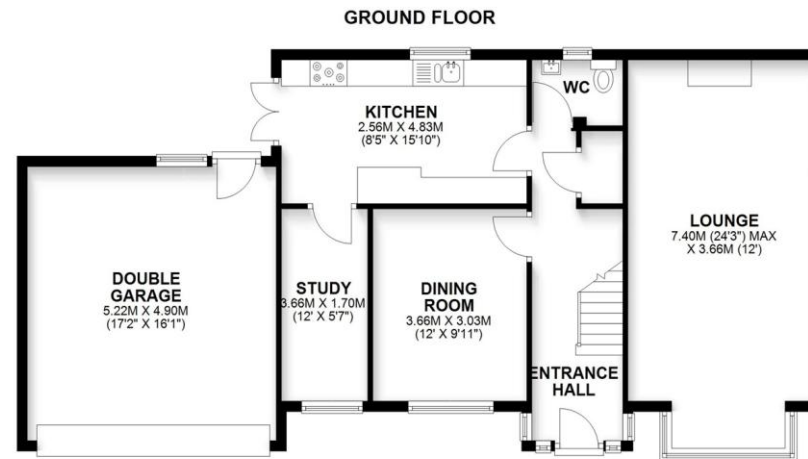






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