



**OVERLAND, MILL ROAD**  
**LISVANE**  
**CARDIFF CF14 0UG**

ASKING PRICE OF  
**£1,550,000**



**DETACHED HOUSE**



**6**



**3**



**4**



**3**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 3,217 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\*FULLY RENOVATED & MODERNISED DETACHED FAMILY HOME SITUATED ON ONE OF THE MOST PRESTIGIOUS ROADS IN NORTH CARDIFF\*\*** Set on a private and generous plot of approximately third of an acre this well proportioned property offers good size accommodation throughout and has the added benefit of a self contained one bedroom annex to the ground floor. The property offers large entrance hall, inner hallway to cloakroom, lounge, dining room, utility room and modern open plan kitchen/dining/living with two sets of bi fold doors leading out to the east facing garden. Access from the hallway to the annex with its own set of bi fold doors to the garden. To the first floor there is a superb principal suite with vaulted ceiling, en-suite shower room and dressing room, a further four double bedrooms to this floor plus main bathroom. Garage with electric door and gymnasium. Large gravelled driveway to the front with parking for numerous vehicles, well established and maintained gardens.

**LOCATION** This property is located in the popular and sought after area of Lisvane, a short distance from the village with St Denys Church, The Griffin public house, convenience store and hairdressers. There are well regarded schools at all levels close at hand plus regular train and bus services into the City Centre.

#### **ENTRANCE HALL**

Entered via modern aluminium front door with obscure glazed side panels. Luxury vinyl tile flooring laid in a Herringbone design. Ceiling light point and power points. Built in storage cupboard also housing boiler for heating and water. Aluminium glazed door giving access into inner hallway which is lockable if desired. Door leading into gymnasium and garage plus door into Annex.

**INNER HALLWAY** Continuation of luxury vinyl tile flooring. Stairs to first floor with modern wrought iron balustrading. Ceiling light point and power points. Wooden panelled doors to all rooms and glazed door leading to utility area and kitchen.

#### **CLOAKROOM**

Modern wash hand basin set in vanity unit plus low level WC. Ceiling light point. Radiator. Continuation of tile flooring.

#### **LOUNGE**

16' 6" x 12' 0" (5.048m x 3.683m)  
Large double glazed window to front aspect. Oak woodblock flooring, herringbone design. Feature built in modern wood burner to chimney breast. Central heating radiator.

Ceiling light point, tv point and power points. Double opening glazed aluminium framed doors into;

#### **DINING ROOM**

15' 1" x 12' 1" (4.613m x 3.697m)

Another large double glazed window to front aspect. Continuation of oak woodblock flooring, herringbone design. Feature built in bar with shelving and lighting plus storage units below. Ceiling light point. Power points. Central heating radiator.

**SECOND INNER HALLWAY** Fitted storage cupboards to one wall (currently housing bins) Walk in pantry with tiled flooring, power points and lighting.

#### **UTILITY ROOM**

6' 0" x 8' 4" (1.849m x 2.560m)

uPVC double glazed door to side aspect leading to side gate towards the front of the property and open access to rear garden. Fitted wall and base units with work surfaces incorporating brass sink unit and mixer tap above. Tiled flooring and tiled splashbacks. Plumbed for automatic washing machine and tumble dryer.

#### **KITCHEN/DINING/LIVING**

21' 2" x 25' 7" (6.468m x 7.799m)

A superb bright and spacious open plan area with two sets of bi fold doors leading out to the east facing private rear garden and patio. The kitchen area is fitted with modern shaker style wall and base units with Quartz work surfaces to kitchen and island unit. Built in Neff fan assisted oven with built in microwave above. AEG five ring induction hob with concealed extractor hood above. Integrated Zanussi full length fridge and integrated full length freezer. Neff integrated dish washer. Central Island with seating for up to six people with 'Butler' style sink and Quooker 100 degree boiling water tap above. Built in wine cooler to the island plus storage cupboards. Three ceiling lights above the Island to remain. Luxury vinyl tile flooring throughout this area, herringbone style, with underfloor heating. Ample space for dining and living with feature glazed lantern rooflight with remote controlled lighting providing an abundance of natural daylight to this area. TV point and power points.



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## FIRST FLOOR LANDING

Stairs with feature wrought iron balustrading. Double glazed window. Wooden panelled doors to all rooms. Central heating radiator and power points.

## PRINCIPAL BEDROOM

21' 10" x 11' 2" (6.671m x 3.406m)

An impressive master suite with two large double glazed windows to front aspect. Feature vaulted ceiling with light point. Luxury vinyl tile flooring, herringbone design, with electric underfloor heating. TV point and power points. Opening into en-suite and separate dressing room.

## EN-SUITE

8' 6" x 7' 0" (2.608m x 2.141m)

Fully tiled shower cubicle with mains shower, glass screen and door. Wall hung wash hand basin set in vanity unit plus matching wall hung storage unit. Low level WC. Tiled flooring with electric underfloor heating. Velux window. Heated towel rail.

## DRESSING ROOM

8' 6" x 6' 9" (2.601m x 2.075m)

Velux window (solar powered). Built in wardrobes to both sides. Inset spotlights and power points.

## BEDROOM TWO

13' 4" x 12' 2" (4.071m x 3.718m)

A good size double bedroom with double glazed window to front and side aspects. Built in storage cupboard. Ceiling light point. Central heating radiator and power points.

## BEDROOM THREE

12' 1" x 10' 2" (3.702m x 3.101m)

Double glazed window to front. Luxury vinyl tile flooring. Fitted wardrobes. Central heating radiator and power points.

## BEDROOM FOUR

8' 5" x 10' 2" (2.576m x 3.109m)

Another double bedroom with double glazed window to front aspect. Luxury vinyl tile flooring. Central heating radiator and power points.

## BEDROOM FIVE

12' 1" x 7' 7" (3.707m x 2.335m)

Double glazed window to front aspect. Luxury vinyl tile flooring. This room is currently used as an office with feature display unit and storage cupboards fitted to one wall. Central heating radiator and power points. Access hatch to boarded loft space with pull down ladder.

## MAIN BATHROOM

14' 3" x 5' 1" (4.360m x 1.569m)

Entered via pocket style sliding door. Velux window. White suite comprising extra large panelled bath with mixer tap, wall hung wash hand basin set in vanity unit and low level WC. Wall hung matching storage unit. Tiled flooring, tiled splashbacks. Fully tiled shower unit, mains shower, glass screen and door. Heated towel rail.

## GROUND FLOOR ANNEX

### OPEN PLAN LIVING/KITCHEN

18' 1" x 16' 3" (5.519m x 4.956m)

A great addition to the property is this self contained granny/teenage annex accessed from the main hallway. Open plan living/kitchen with bi folding doors leading to rear garden and patio area. Luxury vinyl tile flooring. Two central heating radiators, tv point and power points. Kitchen area fitted with wall and base units with work surfaces incorporating stainless steel sink unit and mixer tap. Dish washer and free standing fridge freezer to remain. Door into;

## BEDROOM

11' 11" x 9' 1" (3.650m x 2.786m)

A good size double bedroom with two double glazed windows overlooking the delightful rear garden. Vinyl flooring. Central heating radiator and power points. Ceiling light point. Door into;

## SHOWER ROOM

Obscure double glazed window to side. Corner shower unit with mains shower, Perspex wall covering, glass screen and curved door. Wash hand basin set in vanity unit and WC.

## GYMNASIUM

11' 5" x 10' 7" (3.502m x 3.250m)

Accessed directly off the main hallway. This room is currently set up for gym equipment. TV point. Fully glazed uPVC door leading to rear courtyard. Opening into;

**GARAGE** With electric up and over door. Power and lighting.

**FRONT GARDEN** A large newly laid gravelled driveway to front of the property with established lawned areas, trees and hedging. Side gate giving access to rear.

**REAR GARDEN** A delightful east facing private garden mainly laid to lawn and enclosed by mature hedging and trees. Side flower borders and central paved pathway. Newly laid patio area which runs the full width of the property plus barbeque area to the side. Garden store to the rear of the garden.



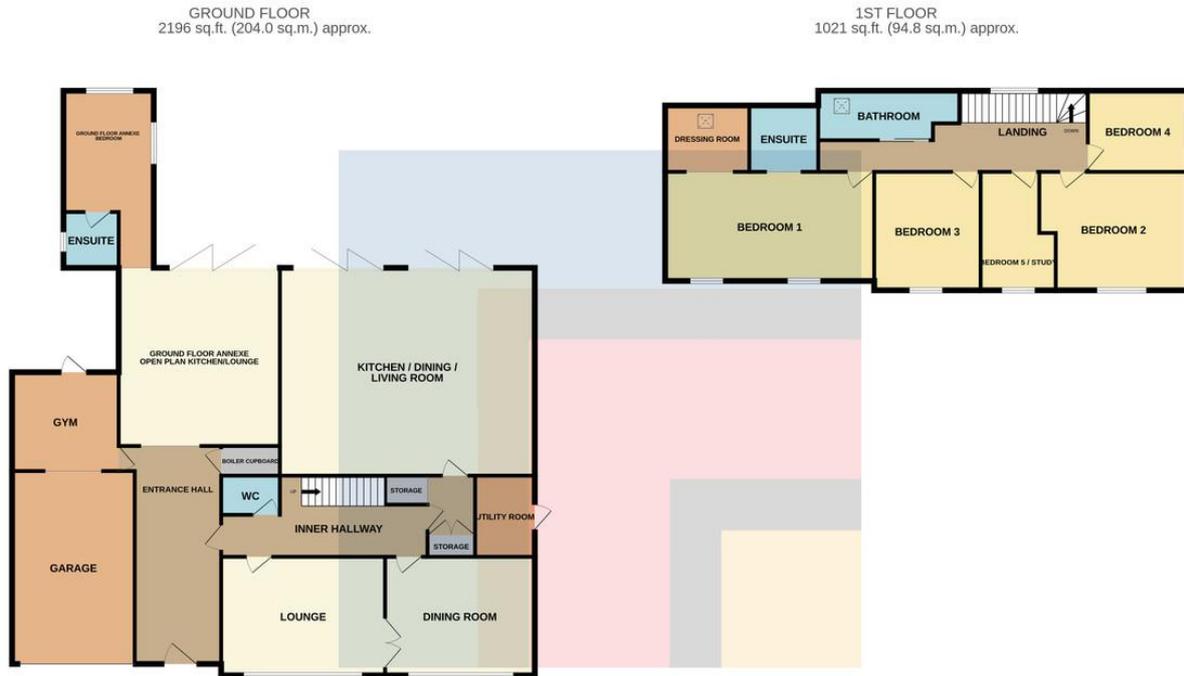
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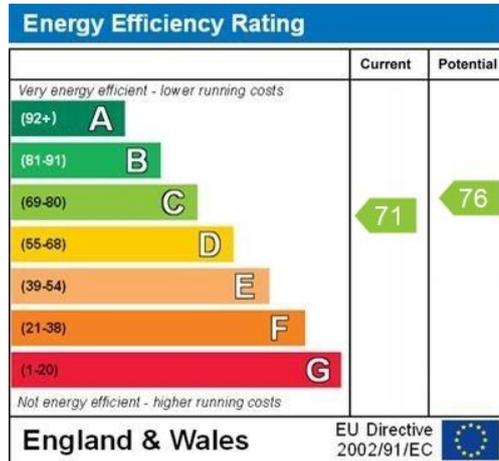


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TOTAL FLOOR AREA: 3217 sq.ft. (298.8 sq.m.) approx.

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