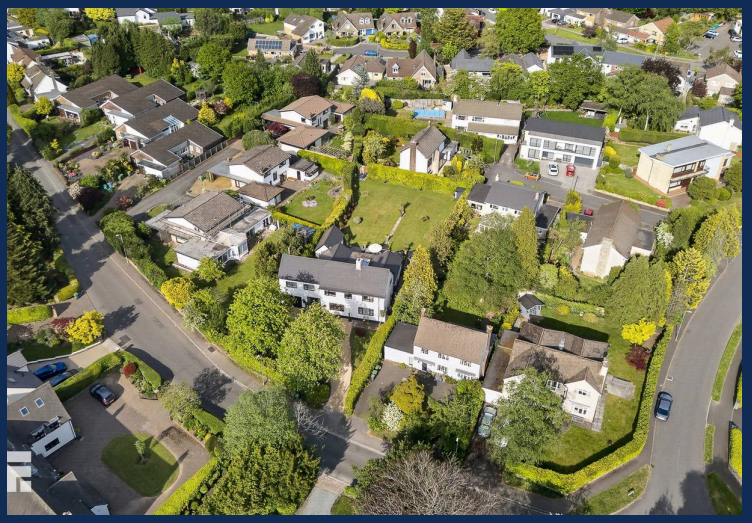






94 Mill Road, Lisvane

£1,500,000 Freehold

Fully renovated 5-bed detached home on prestigious North Cardiff road. Includes 1-bed annexe, modern kitchen, gym, garage, large gardens, and ample parking on a third-acre plot.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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' 1" (5.04m x 3.68m)
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" (4.61m x 3.69m)
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' 5" (1.84m x 2.56m)
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 Room
21' 2" x 26' 3" (6.46m x 7.99m)

Bedroom Two
13' 4" x 12' 2" (4.07m x 3.71m)
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' 2" x 10' 2" (3.70m x 3.10m)
Double glazed window to front. Luxury vinyl tile flooring. Fitted wardrobes. Central heating radiator and power points.

Bedroom Four
8' 5" x 10' 2" (2.57m x 3.10m)
Another double bedroom with double glazed window to front aspect. Luxury vinyl tile flooring. Central heating radiator and power points.

Bedroom Five
12' 2" x 7' 8" (3.70m x 2.33m)
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' 4" x 5' 1" (4.36m x 1.56m)
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 Annexe

Open plan Living Room/ Kitchen
18' 1" x 16' 3" (5.51m x 4.95m)
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
12' 0" x 9' 1" (3.65m x 2.78m)
A good size double bedroom with two double glazed windows overlooking the delightful rear garden. Vinyl flooring. Central heating radiator and power points.



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.

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.

DRIVEWAY

5 Parking Spaces

GARAGE

Single Garage

With electric up and over door. Power and lighting.





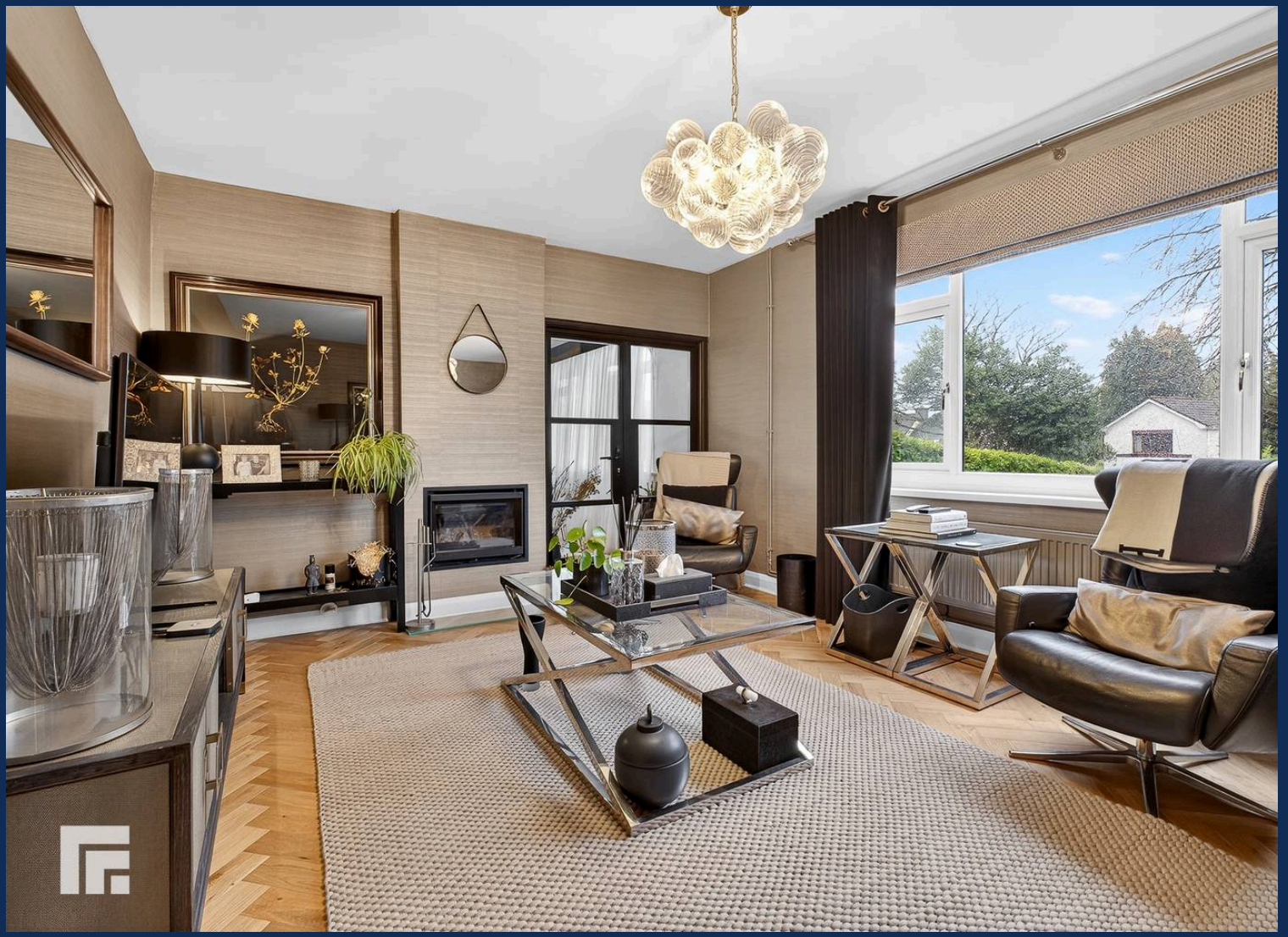

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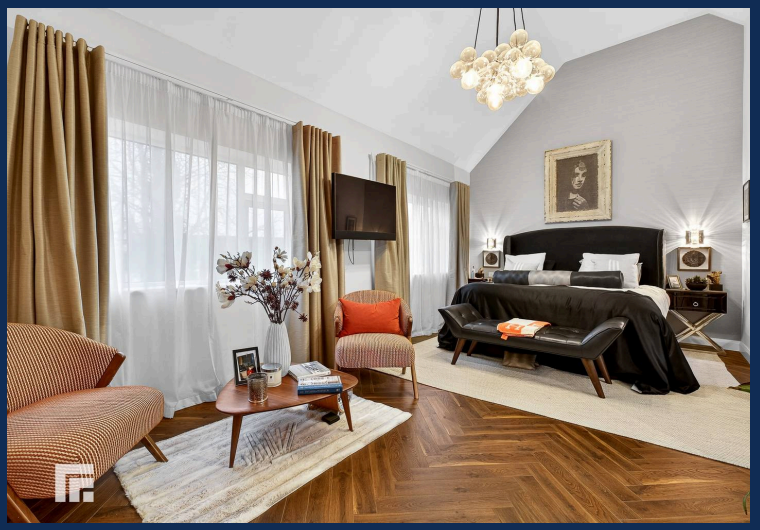




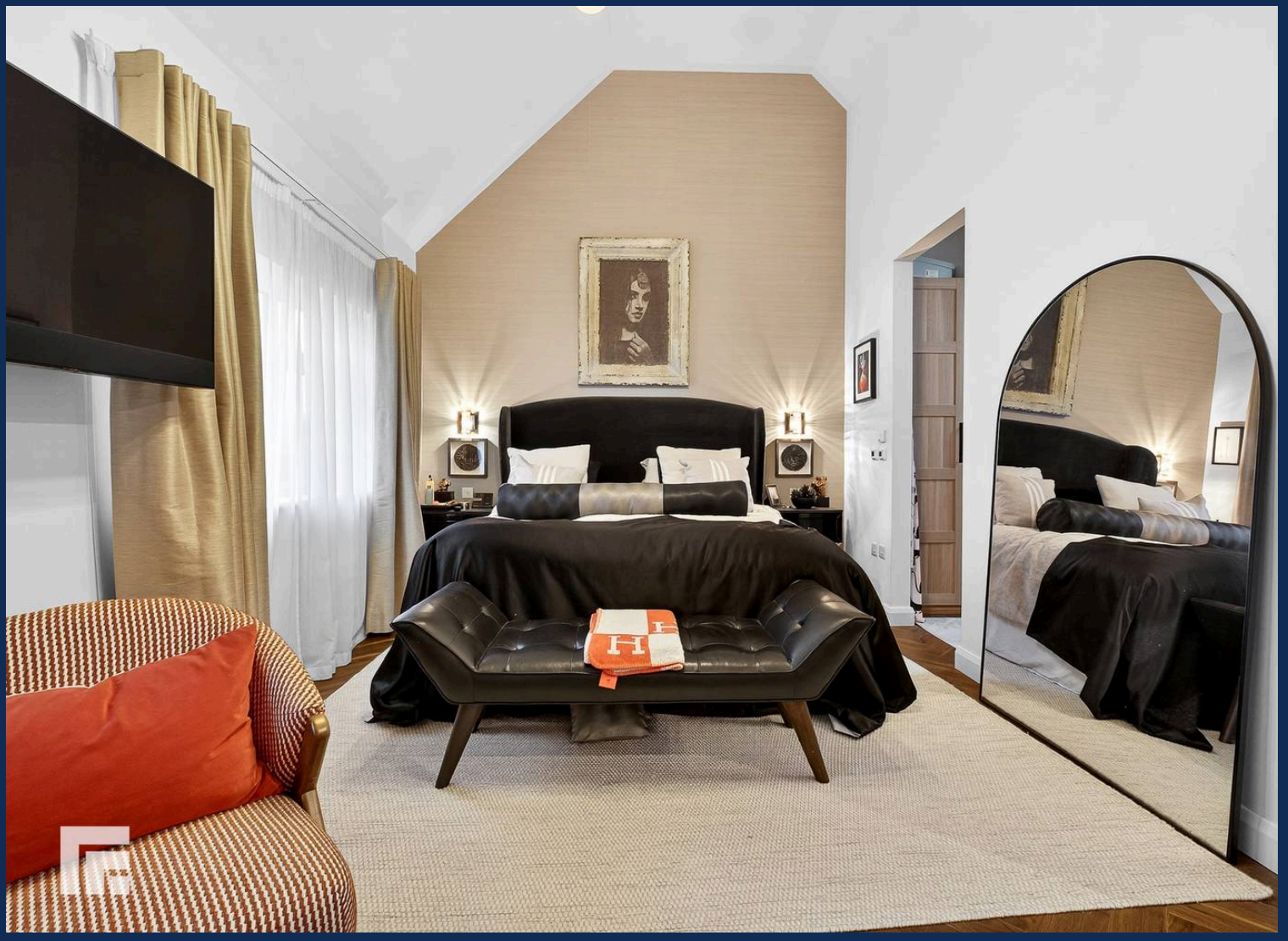




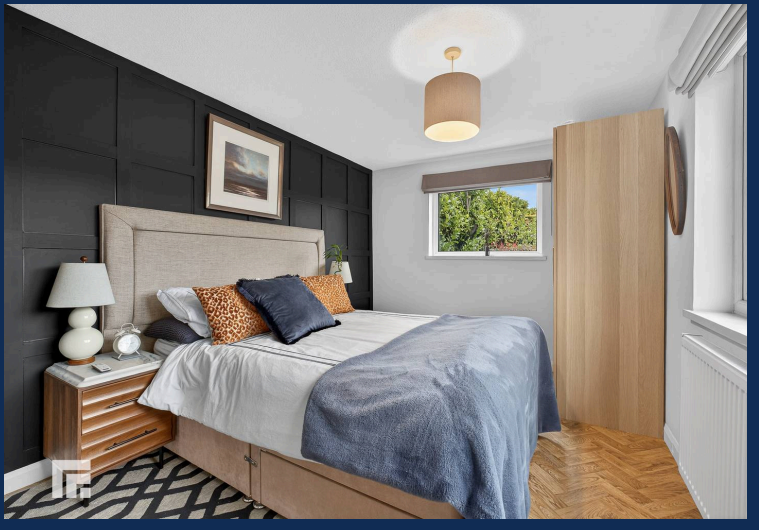












GROUND FLOOR
2196 sq.ft. (204.0 sq.m.) approx.

1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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