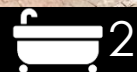




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5 Millheath Drive, Lisvane, Cardiff, CF14 0G.

£685,000

 peter
alan

02920 618552
llanishen@peteralan.co.uk



5 Millheath Drive, is a very spacious detached house, set back with a deceptively wide front garden, screened by mature trees and hedgerow, providing a sun trap with space for patio table and chairs, and enjoying a very tranquil position, as it fronts a small select private residential close, well away from passing traffic, yet conveniently located within walking distance to Mill Road, with both Llanishen Railway Station and Lisvane/Llanishen Reservoirs within a short walk. This stylish and well-designed detached double fronted four-bedroom modern family home was built circa 1988 by Messrs Westbury Homes, a reputable firm of national house builders to a high specification and completed with a 10-year NHBC guarantee. This substantial property has been greatly improved in recent years, and provides well designed living space of approximately 1777 square feet, with well-proportioned and generous sized rooms, including a capacious lounge (22'5 ft x 14'10 ft) with contemporary living flame log effect gas fire, a spacious dining room, and a stunning sun room with under floor heating (12'5 ft x 13'5 ft) with French doors and glass roof providing a superb view across the rear gardens and onto mature trees. The super-sized ground floor accommodation also includes a separate home Office/Snug (16'10 ft x 7'10 ft), a downstairs cloak room with stylish porcelain tiled walls and a new mounted stone wash hand basin, plus a large open plan kitchen and breakfast room (16'2 ft x 11'6 ft). This quality fitted open plan social space kitchen was installed in 2016 and equipped with a Belling Classic range cooker with five ring gas hob including wok burner together with separate integrated electric oven, warming drawer and grill. The first floor comprises four bedrooms and two full sized modern white bathrooms, one being ensuite, the master bedroom is a super-sized (18'2 x 10'5), and the ensuite is a generous (13

8 x 5'6). The property also benefits from white PVC double glazed replacement windows, gas heating with panel radiators and a modern Worcester boiler, and stunning wood floors through most of the ground floor. A further improvement is a new 2015 unvented hot water system which provides neutral water pressure when both bathrooms are being used. This imposing house has also been externally re-decorated with stylish white render and dark black timbering, completed in 2026. A very impressive and thoughtfully designed modern four-bedroom residence, in a very well regarded and private location. Must be seen.

Location Within walking distance is the highly acclaimed Lisvane Primary school, both Lisvane and Llanishen railway Stations, providing fast and economic travel to Cardiff Queen Street and Cardiff Central, whilst also close by is the beautiful Llanishen/Lisvane Reservoirs, The Cefn Onn Country Park, The Griffin Inn, a local playing ground just a couple of minutes away, The Cottage Inn and the highly active Parish Church of St Denys.

Lisvane 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, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. Also close by is the Lisvane Tennis Club, Treetops Play Group and Acorns Nursery is 1 Mile away. 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. Lisvane (Welsh: Llys faen) is an affluent community in the north of Cardiff, the capital of Wales, located 5 miles (8 km) north of the city centre. Lisvane is generally considered to be one of the wealthiest residential areas of Wales.

Ground Floor Entrance Porch

Open fronted with block paved threshold. **Entrance Hall** Composite part panelled front entrance door with stylish chrome door finisher and double-glazed side screen window opening into a central hall with wood flooring, wide carpeted spindle balustrade single flight staircase with under stair recess, radiator. Coved ceiling. **Downstairs Cloakroom**

Stylish white modern suite with porcelain tiled walls and stone tiled floor comprising slimline w.c, new solid stone circular shaped wash hand basin with chrome mixer taps, pop up waste, mounted on a ceramic tiled shelf, vertical chrome towel rail/radiator, coved ceiling, PVC double glazed patterned glass window to front. White traditional style panel door to entrance hall.

Lounge 22' 5" x 14' 10" (6.83m x 4.52m) A through lounge narrowing to 10 ft 10, spacious in design, approached independently from the entrance hall via a white traditional style panel door, solid wood flooring, replacement PVC double glazed diamond leaded window with outlooks onto the mature front gardens and onto a quiet frontage close. Two double radiators, coved ceiling with spotlights, contemporary living flame coal effect gas fire with marble surround. Square opening leading to the dining room. **Dining Room** 11' 7" x 10' 7" (3.53m x 3.23m) Also approached

independently from the entrance hall via a white traditional style panel door, further matching traditional style panel door leading into the kitchen and breakfast room, the dining room is equipped with continuous wood flooring, a radiator, coving and a replacement PVC double glazed window with diamond leaded lights with pleasing views across the rear gardens. **Sun Room** 13' 5" x 12' 5" (4.09m x 3.78m)

Independently approached from the lounge via hardwood double glazed glass panelled French doors with side screen windows leading into a very impressive and bright double glazed PVC conservatory with windows along three sides, together with French doors that open onto a raised paved sun terrace, all beneath a pitched double glazed PVC glass roof. Tiled flooring throughout, electric wall light points. Under floor heating. **Kitchen And Breakfast Room** 16' 2" x 11' 6" (4.93m x 3.51m) Well fitted along three sides with a full range of modern panel fronted floor and eye levels units with characteristic handles and laminate patterned worktops, incorporating Belling Classic range cooker with five ring gas hob including wok burner together with separate integrated electric oven, warming drawer and grill all beneath a Britannia stainless steel canopy style extractor hood. Walls partly finished in ceramic tiles and also in split faced stone tiles, stylish chrome light switches and power points throughout, glass fronted eye level display cabinets with glass shelves, space with plumbing for a dishwasher, doors and drawers with soft closing facility,

under unit lighting, space with plumbing for a washing machine, integrated fridge freezer, tiled flooring throughout, space for a dining table and chairs, fitted breakfast bar, double radiator, ceiling with spotlights, internal courtesy door opening into the garage, two PVC double glazed diamond leaded windows with pleasing views across the rear gardens, further part panelled double glazed diamond leaded outer door to side. **Home Office/Snug** 16' 10" x 7' 10" (5.13m x 2.39m) Independently approached from the entrance hall via a white traditional style panel door, inset with a PVC double glazed diamond leaded window with outlooks across the private front drive and onto the private frontage close, radiator, dado rail. A very useful and versatile fourth reception room.

First Floor Landing Approached via a carpeted single flight spindle balustrade staircase leading to a central landing, with access to roof space, radiator, built in airing cupboard housing a Therma Unicyl unvented hot water cylinder. Together with programmer. **Master Bedroom One** 18' 2" x 10' 5" (5.54m x 3.17m) Independently approached from the landing via a white traditional style panel door leading to a very well designed and spacious master bedroom equipped with two white PVC replacement double glazed windows each with diamond leaded lights with elevated outlooks across the quiet frontage close. Large radiator, range of full height fitted wardrobes with panel doors. Coved ceiling.



En Suite Bathroom 13' 8" x 5' 6" (4.17m x 1.68m) Remodelled white suite with walls chiefly ceramic tiled comprising panel bath with hand grips, mixer taps, mixer shower fitment and clear glass shower screen, slimline w.c, Roca shaped mounted wash hand basin with chrome mixer taps and pop up waste housed within a built out vanity unit with shelving to the side. Built in bathroom cabinet with useful storage space, radiator, white PVC double glazed replacement patterned glass diamond leaded window to front. Newly fitted 2025 slim line wc and laminate flooring.

Bedroom Two 11' 9" x 10' 9" (3.58m x 3.28m) Independently approached from the landing via a white traditional style panel door leading to a good sized double bedroom with a range of built out wardrobes with panel door fronts, radiator, pretty diamond leaded double glazed replacement window with elevated outlooks across the rear gardens and onto trees. Coved ceiling. **Bedroom Three** 11' 2" x 8' 7" (3.40m x 2.62m) Independently approached from the landing via a white traditional style panel door leading to a further double sized bedroom equipped with a radiator and a pretty diamond leaded replacement PVC double glazed window with elevated outlooks across the rear gardens and onto trees. Coved ceiling built out wardrobes with panel door fronts. **Bedroom Four** 8' 8" x 7' 5" (2.64m x 2.26m) Independently approached from the landing via a white traditional style panel door, coved ceiling, radiator, pretty replacement double glazed PVC window with diamond leaded lights with elevated outlooks across the rear gardens and onto trees.



Further built in wardrobe providing an extra 2 ft deep x 3 ft 8 width wardrobe storage space enclosed by panel doors. **Family Bathroom** Remodelled white suite with walls fully ceramic tiled comprising shower bath with chrome mixer taps, chrome shower unit, clear glass shower screen, slimline w.c, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, stylish chrome towel rail/vertical radiator, coved ceiling, replacement PVC double glazed diamond leaded patterned glass window to side. Newly fitted 2025 slim line wc and laminate flooring. **Outside Front Garden** The property is double fronted in style and benefits from a wide and very private front garden gently laid to lawn edged with mature screens of privacy providing great garden space perfect for a patio table and chairs. **Entrance Drive** Private off street double width block paved vehicular entrance drive leading to... **Garage** 16' 6" x 8' 8" (5.03m x 2.64m) Up and over door, electric power and light, modern electric consumer unit, wall mounted Worcester gas central heating boiler, internal courtesy door opening into the kitchen and breakfast room.

Rear Garden Wonderfully individual, backing onto a mature screen of trees to afford natural levels of privacy, and comprising a raised sun patio terrace which is approached from the conservatory with steps that lead down to a lower terrace, with further steps that lead to a lower lawn and a further stone patio. Useful garden shed neatly concealed in the corner, lots of mature borders of shrubs and plants providing natural privacy enclosed by timber fencing and brick walls.







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