



## 11 Millheath Drive, Lisvane, Cardiff, CF14 0GA

Price Guide £650,000

- Spacious Freehold Detached House in desirable location.
- 2 separate reception rooms. Extended fitted kitchen/diner.
- Well-appointed family bathroom.
- Beautiful corner gardens of good size.
- 4 bedrooms of good size. En-suite shower room to main bedroom.
- Double garage and off-road parking.

# 11 Millheath Drive, Cardiff CF14 0GA

In one of the most desirable and sought-after residential areas of Cardiff, and with a beautiful corner plot is this spacious four-bedroom Freehold Detached House offering excellent family-size accommodation. It comprises of a ground-floor cloakroom/wc, a spacious lounge, separate sitting/dining room, a lovely open-plan fitted kitchen/diner, 4 bedrooms of good size, the main bedroom having an en-suite bath/shower room, and there is a well-appointed family bathroom. The property has gas central heating from a wall-mounted Worcester boiler situated in the kitchen/diner and there are radiators virtually throughout. It has the added benefit of double-glazing. The property has attractive elevations of facing brick and it has a tiled roof. At the front is a tiled porch canopy over the front entrance.

It is surrounded by large and attractive gardens to the front, side and rear that have well-stocked floral borders, with lawned areas, a wide range of beautiful shrubs and trees, and the rear garden has a patio with a sunny south-facing aspect. To the side is a double Garage and there is off-road parking. The EPC Rating is C. The Council Tax Band is G. Natural Resources Wales considers the flood risk in the area as 'very low'.

The location of Millheath Drive is particularly appealing, situated in a tranquil neighbourhood that is perfect for families. With local amenities, schools, and parks nearby, you will find everything you need within easy reach. The vibrant city of Cardiff is also just a short distance away, offering a wealth of shopping, dining, and cultural experiences.

This property presents an excellent opportunity for those seeking a spacious family home in a desirable area. With its combination of comfort, space, and a prime location, this house is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely home your own.



Council Tax Band: G



## Entrance Hall

A double-glazed composite front door with glazed side screen opens into a pleasant hall. Coved ceiling. Stairs rise to the first floor. Central heating radiator behind a radiator screen. Master socket telephone point. Understairs cloaks space. 2 power points. Central heating thermostat control. Alarm panel. Feature glazed screen to the kitchen/diner.

## Cloakroom

Having a white suite of wash-hand basin with chrome mixer tap and set on a vanity cupboard base. Close-coupled toilet. Walls half-tiled in light brown ceramic tiles and feature border tiles. Ceramic tile floor. Double-glazed casement window. Chrome heated towel rail/radiator. Coved ceiling. Electric consumer unit.

## Lounge

20'6" x 11'5" max approx.

A delightful room of good size that has a double-glazed sliding patio door and side-screen to the south-facing rear garden. Curtain rail and runners. Coved ceiling. 2 wall light connections. Co-axial aerial points. 8 power points. Double-glazed casement windows at the front looking on to the lovely gardens. Curtain rail and runners. Two central heating radiators. Feature stone fireplace with tile hearth and inset coal-effect open-hearth gas fire. Polished wood mantle. Fitted wall shelves. Fitted glass-fronted wall cabinet. Dimming light control.

## Dining Room/Study

12'9" x 8'6" max approx.

Double-glazed casement windows at the front looking on to the gardens. Curtain rail and runners. Central heating radiator. Coved ceiling. 6 power points. Internet point. Glazed feature screen to the hall. Two wall light connections. Dimming light control.

## Kitchen/Diner

24'2" x 14'9" narrows to 12'0" less a corner approx

An impressive open-plan extended kitchen/diner. The kitchen area has an excellent range of oak-style panel door units with onyx-style worktops comprising of floor cupboards and drawers. Tower pantry/store cupboard. A tower unit houses a Neff

oven and grille. 4-ring Neff glass hob. Neff electric cooker hood. Brown sink top with rinser bowl and monobloc mixer tap. Fitted wall cupboards that include feature glass-fronted units. Plumbing for a dishwasher. Ceramic tile splashbacks to the work tops. Separate utility area with a stainless-steel sink top and chrome mixer tap. Base cupboard. Onyx-style work top. Ceramic tile floor. Central heating radiator. Dado rail. Feature screen with leaded stained-glass panel to the hall. Power points and appliance connections. Electric extractor fan. Spotlight ceiling fittings. Wall-mounted Worcester gas central heating boiler. Door to the hall.

The spacious south-facing Dining Area has been extended and has a double-glazed sliding patio door and side screen to the garden. Double-glazed picture and casement windows look out on to the rear garden. Curtain pole. Ceramic tile floor. Central heating radiator. Co-axial aerial point. Dado rail. 8 power points.

## Landing

A balustraded staircase and return rises to the L-shape landing. Loft access. Power point. Built-in airing cupboard housing the factory insulated hot water tank, pump control and time clock.

## Front Bedroom No. 1

13'8" x 11'8" max approx.

A lovely double bedroom with double-glazed picture and casement windows. Curtain pole. It has a range of fitted wardrobes with hanging and shelved space. Centre bed recess and overhead cupboards. 2 wall light connections. Central heating radiator. Coved ceiling. Door to the landing. Door into the en-suite shower room.

## En-suite Shower Room

Spacious and beautifully appointed with a large walk-in shower that has glass screens and a white base. Chrome mains thermostatic shower and hand shower.

White suite of pedestal wash-hand basin, bidet, and close-coupled toilet. Walls tiled around the suite in attractive white marble-effect tiles with feature border tiles. Vinyl floor covering. Chrome heated towel rail/radiator. Spotlight ceiling fittings. Double-glazed casement window with fitted roller blind. Wall mirror. Wall light with shaver socket.

### Rear Bedroom No. 2

12'2" x 8'6" max approx.  
Double-glazed casement windows look out on to the rear garden. Curtain pole. Built-in wardrobes with hanging and shelved space. Dressing table shelf and cupboard beneath. Power points. Central heating radiator.

### Rear Bedroom No. 3

8'11" x 8'1" max approx.  
Double-glazed casement windows look out on to the rear garden. Curtain pole. Built-in wardrobe with shelved space. Power points. Telephone point. Central heating radiator.

### Front Bedroom No. 4

11'9" x 11'4" less a corner. approx.  
Double-glazed picture and casement windows at the front. Curtain pole. Built-in wardrobes with hanging and shelved space. Power points. Central heating radiator. Coved ceiling.

### Family Bathroom

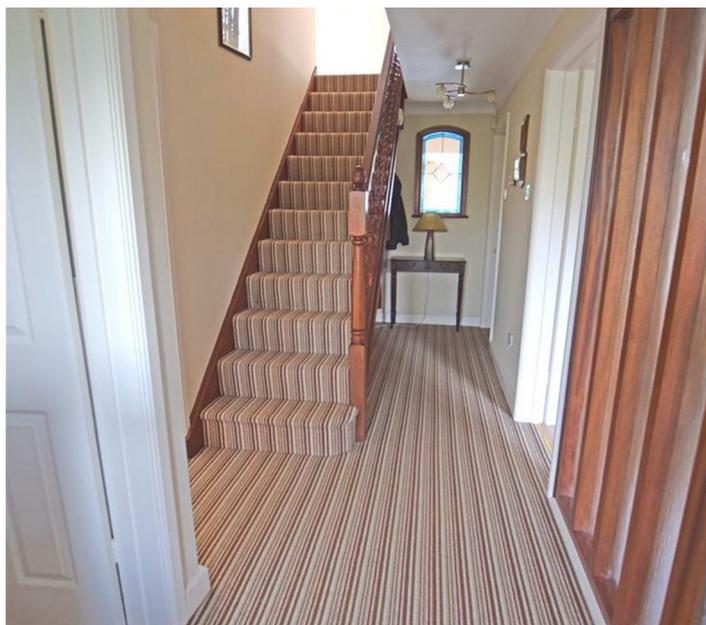
Well appointed with a white suite that comprises of panelled bath with over-bath chrome thermostatic shower and hand shower. Folding bath-side shower screen. Wash-hand basin set into a vanity cupboard base, and close-coupled toilet with an enclosed cistern. Chrome heated towel rail/radiator. Walls fully tiled in attractive pale grey ceramic tiles with feature border tiles. Grey ceramic tile floor. Spotlight ceiling fittings. Electric shaver socket. Mirror-fronted wall cabinet. Double-glazed casement window with fitted roller blind.

### Rear Garden

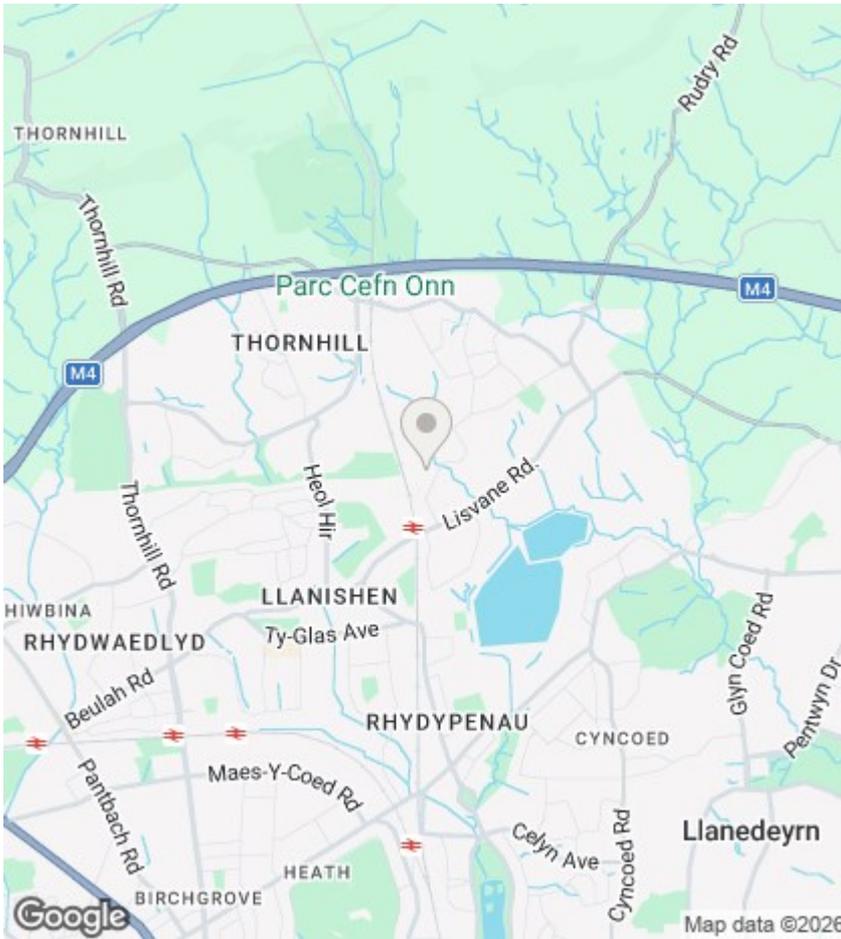
The delightful corner plot has a wide range of mature trees and shrubs. The south-facing rear garden has a paved path and patio with an area laid to lawn and with well-stocked floral borders and garden features. Timber screen fencing. Pedestrian access to the front and side gardens. Access to the rear door of the double garage.

### Double Garage

A large double garage with a short drive for off-road parking, and with two metal up-and-over doors. Power and light. Rear door access to the garden. Tiled roof.







## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.

1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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