

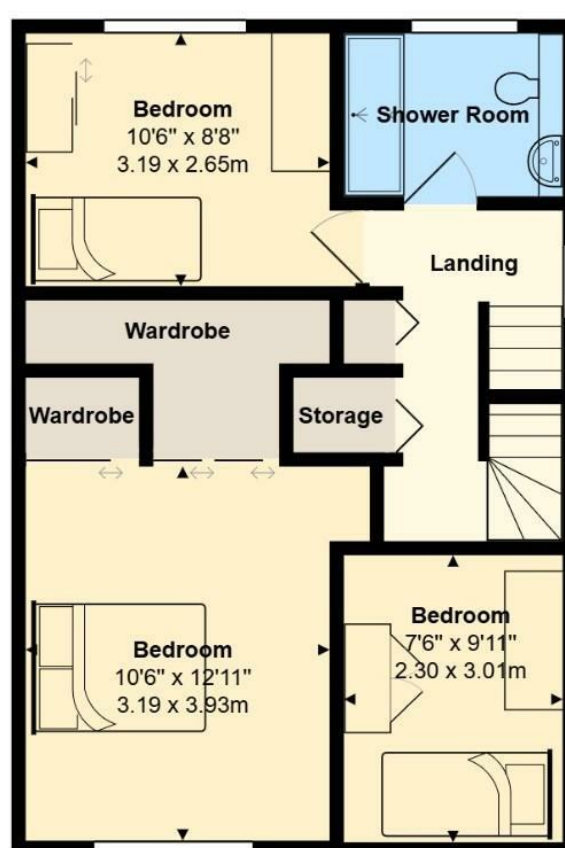
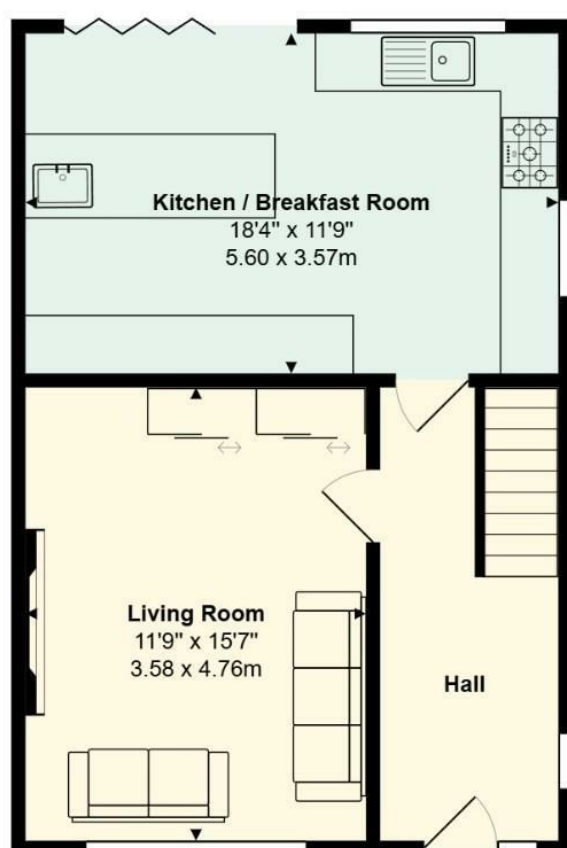
Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



WAVELL CLOSE  
LLANISHEN

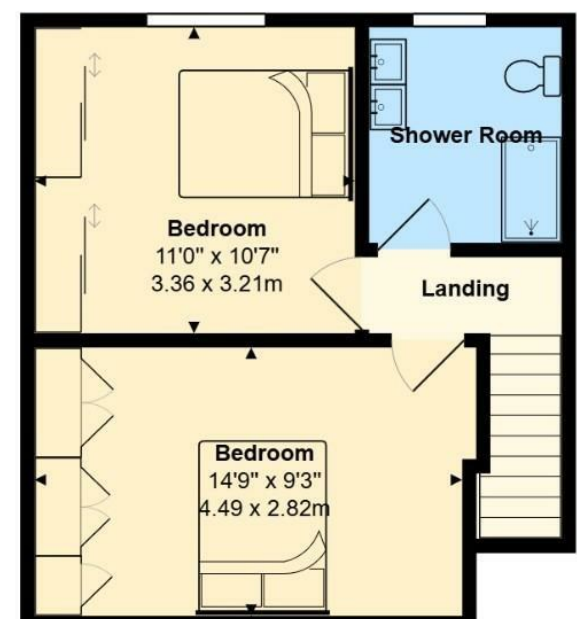




### Wavell Close

Total Area: 1385 ft<sup>2</sup> ... 128.7 m<sup>2</sup>

All measurements are approximate and for display purposes only







Situated in the sought-after Wavell Close, Llanishen, this spacious and modernised five-bedroom semi-detached home offers exceptional family living. Boasting 1,385 sq ft of space, it features a thoughtful dormer conversion (2021) adding two bedrooms and a bathroom, ideal for growing families or home working. Recent upgrades include solar panels (2023) and a new boiler, ensuring energy efficiency and comfort year-round. Call the office today on 02920 499680 and book your viewing!  
Comments by - Mr Max Tustin



## WAVELL CLOSE

LLANISHEN, CF14 5LQ - ASKING PRICE - £500,000



5 Bedroom(s)



2 Bathroom(s)



1385.00 sq ft

Nestled in the charming neighbourhood of Wavell Close, Llanishen, Cardiff, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. With five well-proportioned bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Spanning an impressive 1,385 square feet, the home boasts a thoughtful dormer conversion completed in 2021, which includes two additional bedrooms and a bathroom, providing flexibility for guests or a home office. The layout is designed to maximise both space and natural light, creating a warm and inviting atmosphere throughout.

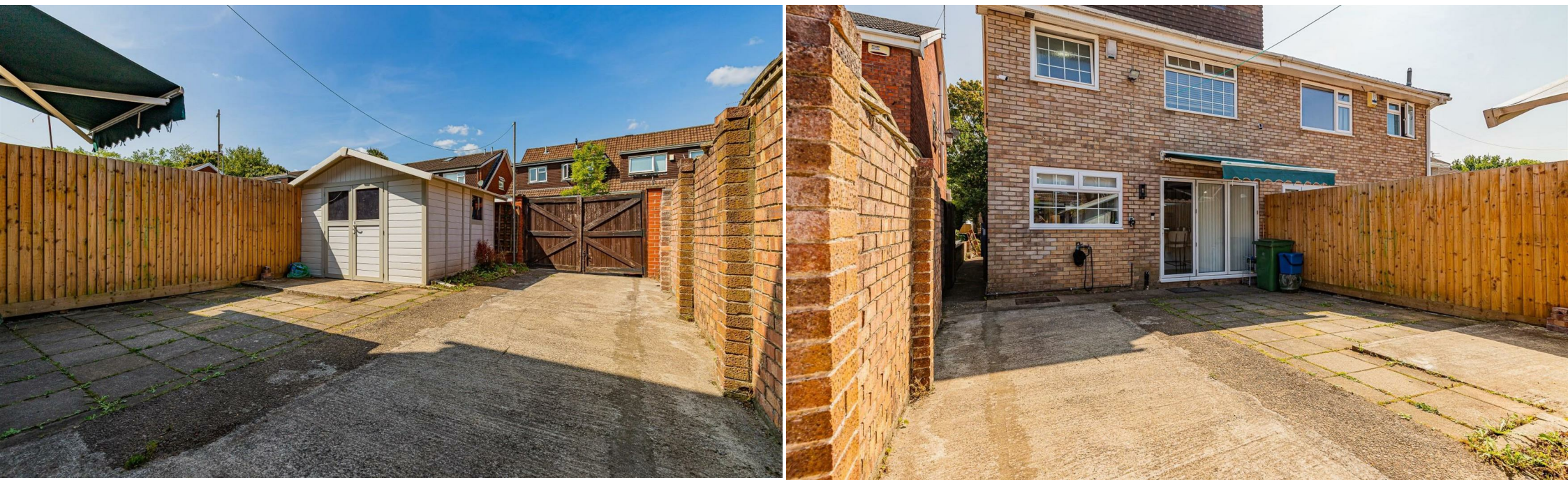
The property has been enhanced with solar panels installed in 2023, promoting energy efficiency and sustainability, while a new boiler ensures reliable heating and hot water. These modern upgrades not only contribute to lower energy bills but also reflect a commitment to contemporary living.

In summary, this semi-detached house on Wavell Close is a remarkable opportunity for those seeking a spacious, modern family home in a sought-after area. With its generous living space, recent upgrades, and excellent location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your new home.

### PROPERTY SPECIALIST

**Mr Max Tustin**  
max@jeffreygross.co.uk  
Sales Negotiator





**Hall**

**Living room**  
3.58 x 4.76 (11'8" x 15'7")

**Kitchen/Breakfast Room**  
5.60 x 3.57 (18'4" x 11'8")

**Landing**

**Store**

**Master Bedroom**  
3.19 x 3.93 (10'5" x 12'10")

**Wardrobe 1**

**Wardrobe 2**

**Bedroom Two**  
4.49 x 2.82 (14'8" x 9'3")

**Bedroom Three**  
3.36 x 3.21 (11'0" x 10'6")

**Bedroom Four**  
3.19 x 2.65 (10'5" x 8'8")

**Bedroom Five**  
2.30 x 3.01 (7'6" x 9'10")

**Shower Room**

**Shower Room**

**Tax Band**  
D

**Tenure**  
We are informed by our client that the proeprty is Freehold, this is to be confirmed by your legal advsior.

**School Catchment**  
English medium primary catchment area is Coed Glas Primary School

English medium secondary catchment area is Llanishen High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC







