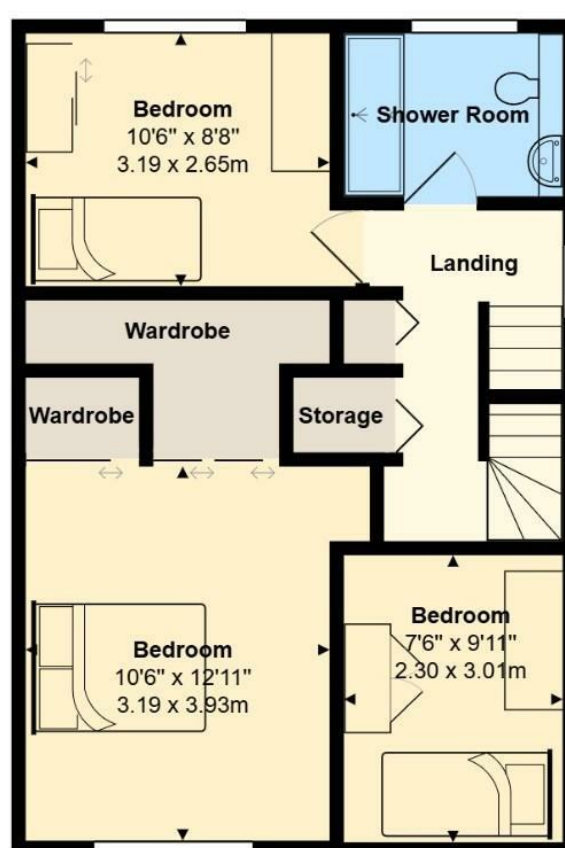
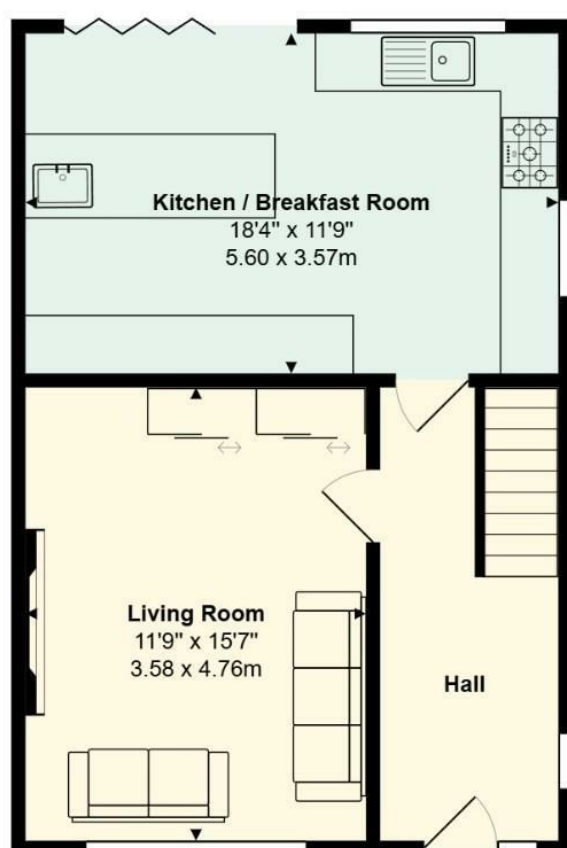


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



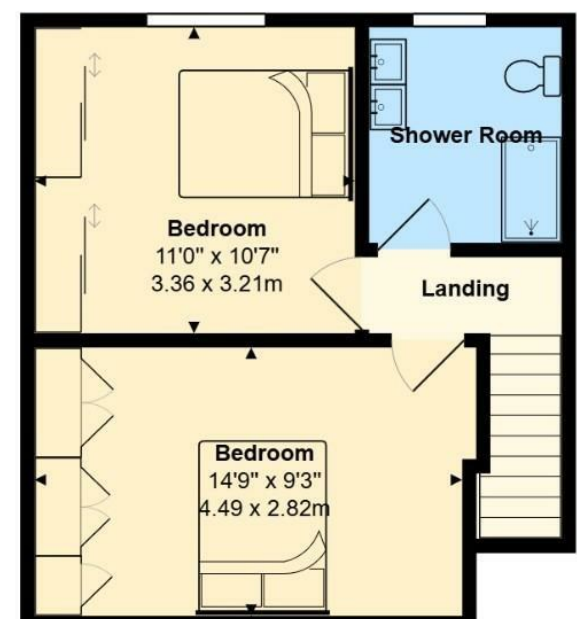
WAVELL CLOSE
LLANISHEN



Wavell Close

Total Area: 1385 ft² ... 128.7 m²

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.

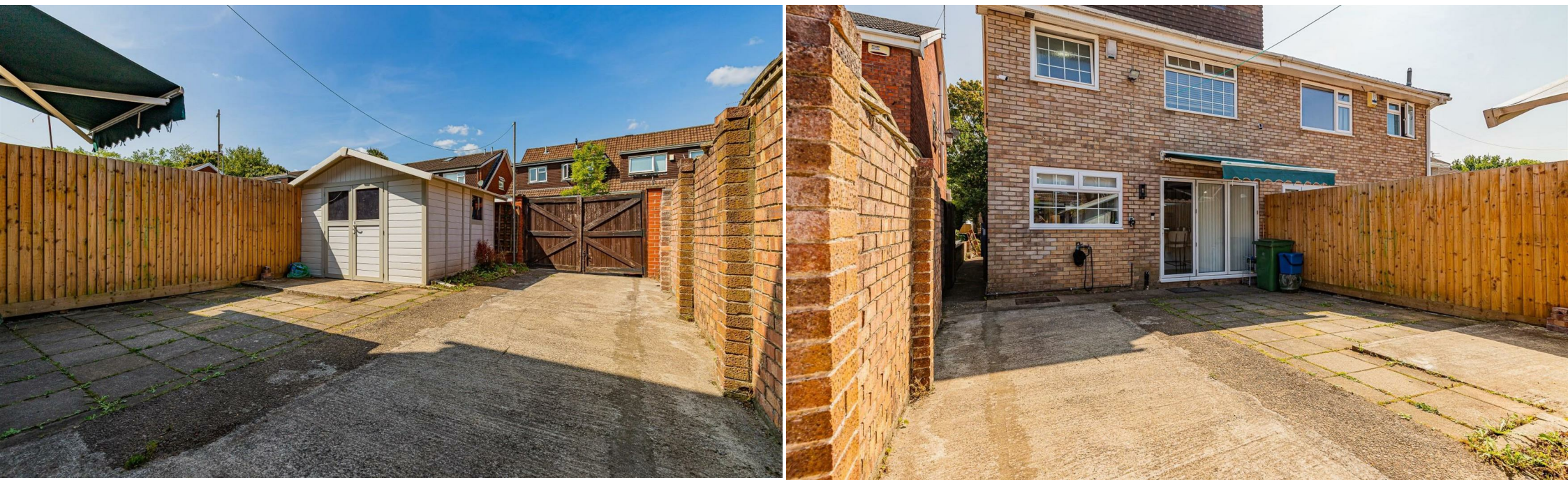
Spanning an impressive 1,385 square feet, the home boasts a thoughtful dormer conversion completed in 2021, which includes two additional bedrooms and a bathroom, providing flexibility for guests or a home office. The layout is designed to maximise both space and natural light, creating a warm and inviting 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	Bedroom Five
Living room	2.30 x 3.01 (7'6" x 9'10")
3.58 x 4.76 (11'8" x 15'7")	Shower Room
Kitchen/Breakfast Room	Shower Room
5.60 x 3.57 (18'4" x 11'8")	Tax Band
Landing	D
Store	School Catchment
Master Bedroom	English medium primary catchment area is
3.19 x 3.93 (10'5" x 12'10")	Coed Glas Primary School
Wardrobe 1	English medium secondary catchment area is
Wardrobe 2	Llanishen High School (year 2024-25)
Bedroom Two	Welsh medium primary catchment area is
4.49 x 2.82 (14'8" x 9'3")	Ysgol Y Wern (year 2024-25)
Bedroom Three	Welsh medium secondary catchment area is
3.36 x 3.21 (11'0" x 10'6")	Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
Bedroom Four	
3.19 x 2.65 (10'5" x 8'8")	



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



