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*Wolfs Castle Avenue*

LLANISHEN



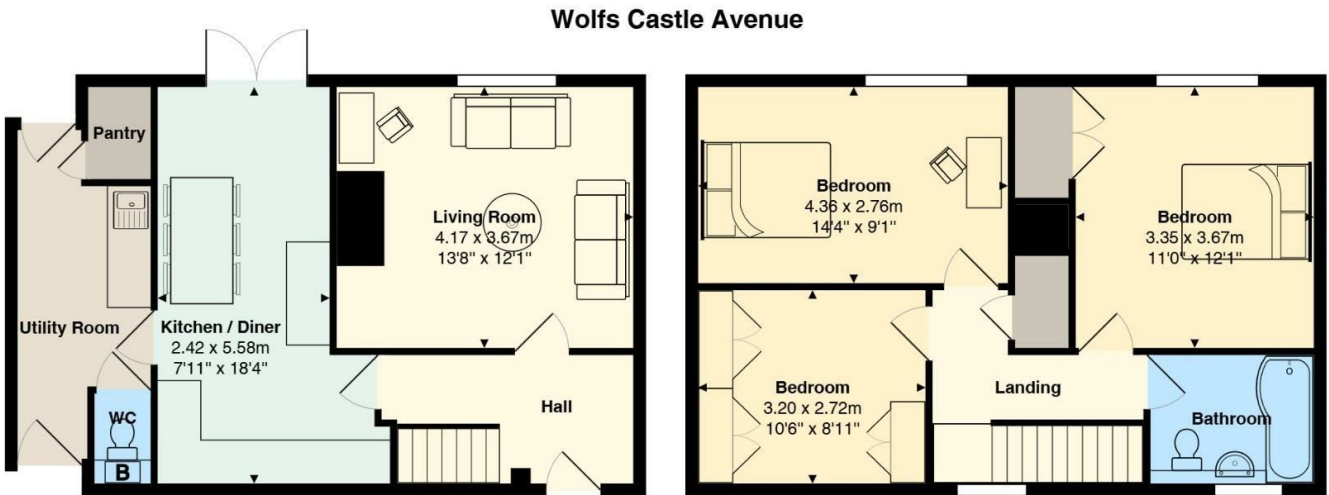
*This is a rare find.. This property is stunning. It has been renovated to a very high standard and really is ready to move straight in. Book your viewing today as this will go quick!*

Comments by Mr Ollie Vincent



**Property Specialist**  
**Mr Ollie Vincent**  
Senior valuer

[ollie.vincent@jeffreycross.co.uk](mailto:ollie.vincent@jeffreycross.co.uk)



Total Area: 95.7 m² ... 1030 ft²

All measurements are approximate and for display purposes only

*I've loved living here. The garden is a huge and has been a proper sun trap. Coffee shops are only a short walk away. The transport links are great, and you can get into Cardiff central really easily on the bus or the train!*

Comments by the Homeowner





# Wolfs Castle Avenue

*Llanishen, Cardiff, CF14 5JS*

Asking Price

£325,000



3 Bedroom(s)



1 Bathroom(s)



1030.00 sq ft



Contact our  
*Llanishen Branch*

02920 499680

Welcome to this charming terraced house located on the desirable Wolfs Castle Avenue. This delightful property offers a comfortable living space of 1,030 square feet, making it an ideal home for families or professionals seeking a peaceful yet convenient location.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the new windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a tranquil retreat for rest and relaxation. These rooms are perfect for accommodating family members or guests, and they can easily be transformed into a home office or study if desired. The bathroom is conveniently located and features essential amenities, ensuring comfort and practicality for daily routines.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests.

Recent upgrades, including a new roof, fascias, and front and back doors, enhance the property's appeal and ensure it is ready for you to move in without delay. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families.

With its blend of space, comfort, and practicality, this terraced house on Wolfs Castle Avenue is a wonderful opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely property your new home. Call the office on 02920 499680 and book your viewing today!

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|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hall                                        | School Catchment                                                                                                                                                                                                                                                                                                                                                                                                  |
| Kitchen / Diner 7'11" x 18'3" (2.42 x 5.58) | English medium primary catchment area is<br>Coed Glas Primary School<br>Thornhill Primary School<br>Llysfaen Primary School<br>Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau |
| Living Room 13'8" x 12'0" (4.17 x 3.67)     |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Utility Room                                |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| W/C                                         | English medium secondary catchment area is<br>Llanishen High School                                                                                                                                                                                                                                                                                                                                               |
| Pantry Cupboard                             | Welsh medium primary catchment area is<br>Ysgol Y Wern<br>Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.                                                                     |
| to the first floor                          |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landing                                     | Welsh medium secondary catchment area is<br>Ysgol Gufun Gymraeg Glantaf                                                                                                                                                                                                                                                                                                                                           |
| Bedroom 10'11" x 12'0" (3.35 x 3.67)        |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Bedroom 14'3" x 9'0" (4.36 x 2.76)          |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Bedroom 10'5" x 8'11" (3.20 x 2.72)         |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                             | Council Tax                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                             | BAND D                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                             | Tenure                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                             | We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.                                                                                                                                                                                                                                                                                                       |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 67      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

