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Solva Avenue

CARDIFF

VALE

CAERPHILLY

BRISTOL



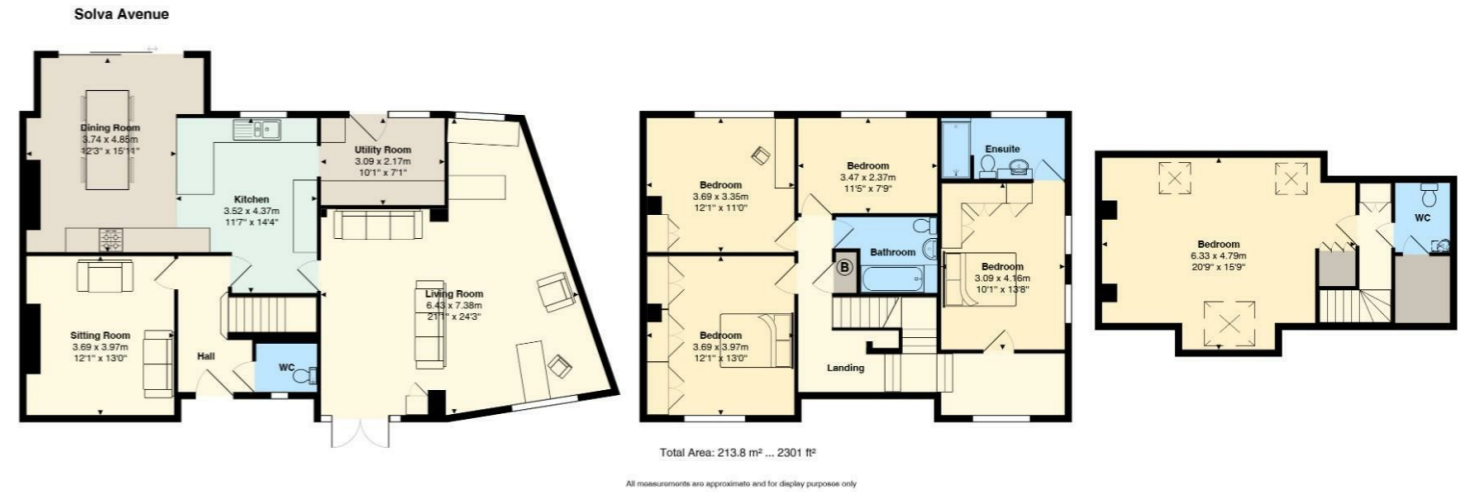
A beautifully presented four bedroom semi detached home in the sought after area of Llanishen, offering 2301 sqft. Not to be missed!

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
 Valuer

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Comments by the Homeowner





Solva Avenue

, Cardiff, CF14 0NP

Asking Price

£525,000



4 Bedroom(s)



2 Bathroom(s)



2301.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled on the charming Solva Avenue in Cardiff, this impressive semi-detached house offers a perfect blend of space and modern living. Spanning an expansive 2,301 square feet, this property is ideal for families seeking comfort and convenience.

The heart of the home is undoubtedly the large open-plan kitchen and dining area, which is perfect for family gatherings and social occasions. The kitchen is complemented by a separate utility room, adding to the practicality of the space.

This residence boasts four generously sized double bedrooms, ensuring that everyone has their own private sanctuary. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property also features off-road parking, a valuable asset in this sought-after area, allowing for easy access and convenience.

In summary, this semi-detached house on Solva Avenue presents an excellent opportunity for those looking for a spacious family home in Cardiff. With its modern amenities and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to view this delightful property.



Hall	Bedroom Three 12'1" x 10'11" (3.69 x 3.35)
W/C	Bedroom Four 11'4" x 7'9" (3.47 x 2.37)
Sitting Room 12'1" x 13'0" (3.69 x 3.97)	Bedroom Conversion 20'9" x 15'8" (6.33 x 4.79)
Kitchen 11'6" x 14'4" (3.52 x 4.37)	W/C
Dining Room 12'3" x 15'10" (3.74 x 4.85)	
Utility Room 10'1" x 7'1" (3.09 x 2.17)	
Living Room 21'1" x 24'2" (6.43 x 7.38)	
Landing	
Master Bedroom 10'1" x 13'7" (3.09 x 4.16)	
Bathroom	
Ensuite	
Bedroom Two 12'1" x 13'0" (3.69 x 3.97)	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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	

