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CARDIFF

VALE

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BRISTOL





Comments by Mr Max Tustin

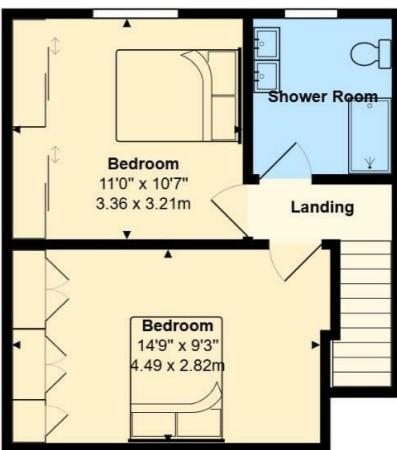
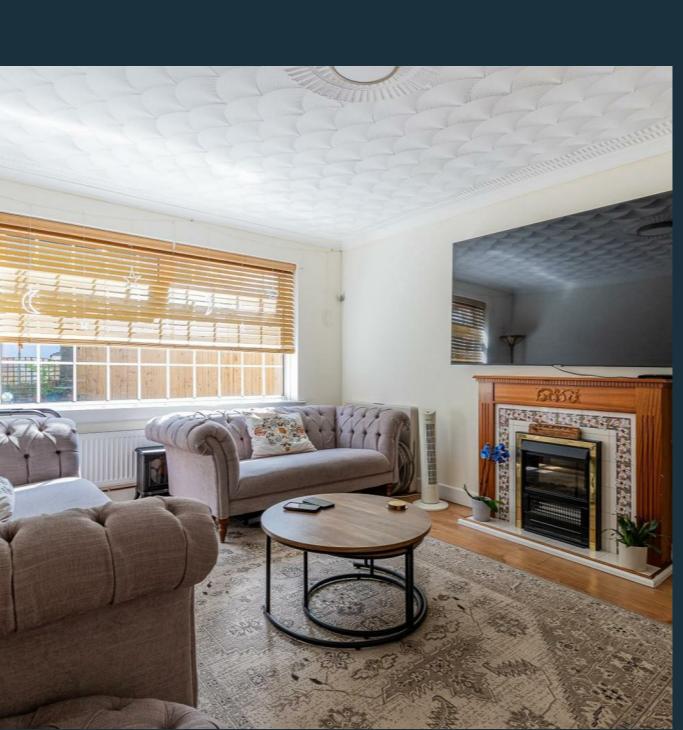


Property Specialist
Mr Max Tustin
Sales Negotiator

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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 the Homeowner



Wavell Close

Total Area: 1385 ft² ... 128.7 m²

All measurements are approximate and for display purposes only



Wavell Close

Llanishen, Cardiff, CF14 5LQ

Asking Price

£445,000



5 Bedroom(s)



2 Bathroom(s)



1385.00 sq ft



Contact our
Brinsons Caerphilly Branch

029 20867711

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.



Hall

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

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

Shower Room

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

Shower Room

Landing

Tax Band

D

Store

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

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

School Catchment

English medium primary catchment area is Coed Glas Primary School

Wardrobe 1

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

Wardrobe 2

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

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

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

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

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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

