



WELLWOOD
LLANEDYRN





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LLANEDEYRN, CF23 9JR - OFFERS OVER £300,000



4 Bedroom(s)



2 Bathroom(s)



1471.00 sq ft

Offers over £300,000

Jeffrey Ross are pleased to bring to the market this stunning four-bedroom semi-detached family home – immaculately presented throughout.

This beautifully presented four-bedroom semi-detached home offers an exceptional blend of modern style, comfort and practicality—perfect for families looking for a spacious, move-in-ready property in a highly convenient location.

Step into a bright and welcoming entrance hallway, the ground floor features luxurious underfloor heating throughout (excluding the conservatory), a stylish fully tiled wet room with integrated ceiling speakers, a practical utility room, and convenient under-stairs storage which maximises space and keeps things tidy.

The heart of the home is the contemporary open-plan kitchen and dining area, complete with quartz worktops and integrated appliances, and ample space for entertaining or family meals. The kitchen flows seamlessly into the conservatory which overlooks the attractive, well-maintained rear garden. A separate inviting lounge offers the perfect retreat for relaxing evenings.

Upstairs, a sleek glass staircase leads to the first floor where you'll find three bedrooms—two generous doubles and a smaller room, perfect as a nursery, guest room, or home office. The stunning family bathroom features a freestanding bath and mood lighting in the alcoves.

The top floor is dedicated to a luxurious master suite, accessed via a second glass staircase, offering privacy and elegance.

Situated in a leafy suburb, and ideally located close to the M4 and A48, this property benefits from excellent transport links, nearby schools, and local amenities.

PROPERTY SPECIALIST

Mrs Amanda Trinder














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
	EU Directive 2002/91/EC 	





THIS KITCHEN IS MADE FOR DANCING

Mummy's Homemade Granola
- 3 cups of oats
- 1/2 cup of sunflower seeds
- 1/2 cup of chia seeds
- 1/2 cup of pumpkin seeds
- 1/2 cup olive oil
- 1 tsp vanilla extract
- 1/2 cup honey

Chia seed recipe
2 cups milk
1/2 cup chia seeds
1 tsp honey



Superb, Immaculate FOUR Bedroom Family Home.





Entrance Hall

Utility Room

4'10" x 5'10" (1.49m x 1.78m)

Ground Floor Shower Room

3'10" x 10'11" (1.19m x 3.35m)

Lounge

11'8" x 14'4" (3.58m x 4.37m)

Kitchen / Dining Room

18'1" x 11'10" (5.52m x 3.62m)

Conservatory

10'6" x 10'9" (3.21m x 3.28m)

Bedroom One

17'5" x 18'1" (5.32m x 5.52m)

Bedroom Two

10'0" x 12'1" (3.06m x 3.69m)

Bathroom

7'7" x 8'1" (2.32m x 2.48m)

Bedroom Three

10'3" x 12'5" (3.14m x 3.81m)

Bedroom Four

8'0" x 9'10" (2.46m x 3.02m)

Additional Information

Underfloor heating throughout the ground floor excluding the conservatory
Quartz Worktops
Mood lighting in Bathrooms
Speakers in Bathroom
Glass banister

Garden

Garage

Tenure

Freehold - This is to be confirmed with your legal representative

Council Tax

Band D





CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS