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CARDIFF

VALE

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BRISTOL

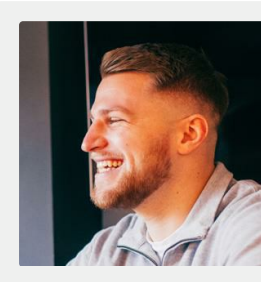
Wavell Close

LLANISHEN



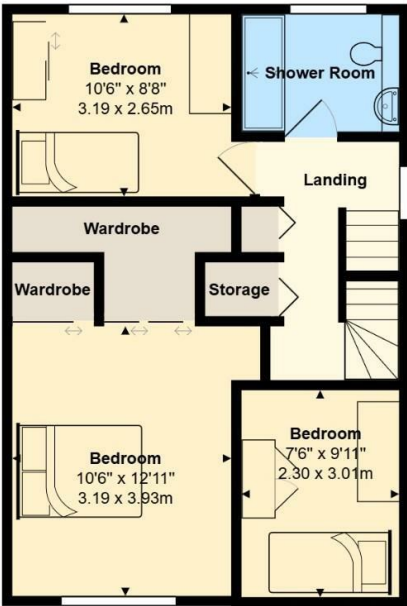


Comments by Mr Max Tustin



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

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.

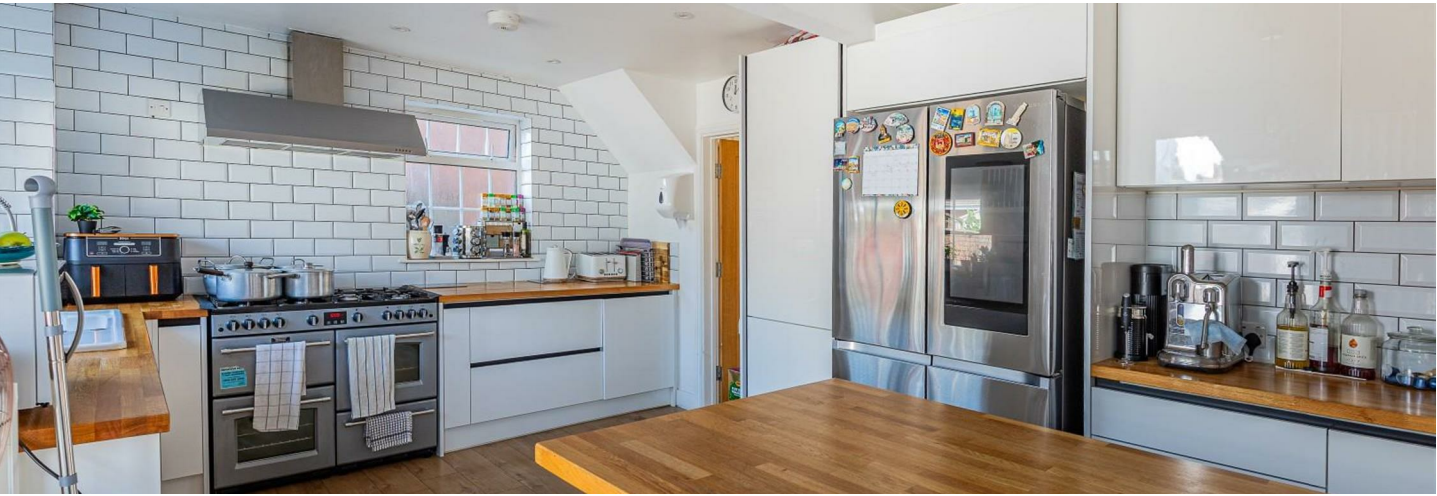
Spanning an impressive 1,385 square feet, the home boasts a thoughtful dormer conversion completed in 2021, which includes two additional bedrooms and a bathroom, providing flexibility for guests or a home office. The layout is designed to maximise both space and natural light, creating a warm and inviting 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 proeprty is Freehold, this is to be confirmed by your legal advsior.
Master Bedroom 10'5" x 12'10" (3.19 x 3.93)	School Catchment English medium primary catchment area is Coed Glas Primary School English medium secondary catchment area is Llanishen High School (year 2024-25) Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25) Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
Wardrobe 1	
Wardrobe 2	
Bedroom Two 14'8" x 9'3" (4.49 x 2.82)	
Bedroom Three 11'0" x 10'6" (3.36 x 3.21)	
Bedroom Four 10'5" x 8'8" (3.19 x 2.65)	





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	

