



**Wavell Close, Llanishen Cardiff CF14 5LQ**

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**Wavell Close, Llanishen Cardiff**

A spacious and stylish five-bedroom semi in sought-after Llanishen. Featuring a modern loft conversion and solar panels, this home offers versatile living across three floors. Ideal for growing families or remote workers. It's a rare find that balances comfort with convenience!



### **Entrance Hall**

Wood effect flooring, radiator, under stair storage, oak door to kitchen diner

### **Living Room**

13' 8" x 14' 7" ( 4.17m x 4.45m )

Double glazed window to front, radiator, tv point, coved ceiling, wood effect flooring

### **Kitchen Diner**

18' 3" x 12' 2" ( 5.56m x 3.71m )

Fitted with wall and base units, integral washer dryer, dishwasher, space for american style fridge/freezer, space for range cooker, pull out drawer, oak work top, extractor hood, tiled splashback, sink and drainer, island with seating area, boiled hot water tap and sink, vertical radiator, double glazed bifolding door to rear garden, double glazed window to rear and side

### **Landing**

double glazed window to side, built in , door to three bedrooms and bathroom

### **Bedroom One**

12' 2" min x 10' 4" ( 3.71m min x 3.15m )

Double glazed window to rear, walk-in wardrobe, radiator, tv point

### **Bedroom Two**

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to front, radiator

### **Bedroom Three**

10' x 7' 6" ( 3.05m x 2.29m )

Double glazed window to rear, radiator, wall mounted boiler, tv point

### **Shower Room**

7' 5" x 5' 5" ( 2.26m x 1.65m )

Shower cubicle, heated towel rail, WC, wash basin, vanity, fully tiled, obscured double glazed window to rear, tiled flooring

### **Second Floor Landing**

Oak flooring, sky light, door to bedroom four and five, bathroom and built in storage cupboard

### **Bedroom Four**

12' 5" min x 9' 2" ( 3.78m min x 2.79m )

2 Sky lights, built in wardrobe, radiator, tv point

### **Bedroom Five**

10' 5" x 8' 5" min into wardrobe ( 3.17m x 2.57m min into wardrobe )

Double glazed window to front, built in wardrobe, radiator

### **Second Floor Shower Room**

7' 4" x 5' 9" ( 2.24m x 1.75m )

Double shower cubicle, wc, his and hers wash basin and vanity, heated towel rail, fully tiled, obscured double glazed window to rear, extractor fan

### **Front Garden**

Laid to lawn, path to front door and access to side leading to rear garden

### **Rear Garden**

Paved patio enclosed with brick wall and fencing, garden shed



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## Wavell Close, Llanishen Cardiff

- Five-bedroom semi-detached home
- Renovated with loft conversion
- Generous kitchen-diner ideal for entertaining
- Easy access to Cardiff city centre and transport links
- Off-street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £445,000



Please note the marker reflects the postcode not the actual property

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