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CARDIFF

VALE

CAERPHILLY

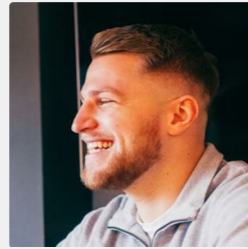
BRISTOL

Wavell Close

LLANISHEN



Comments by Mr Max Tustin

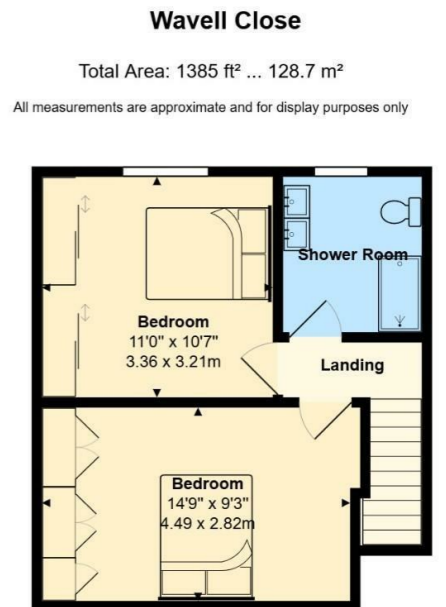
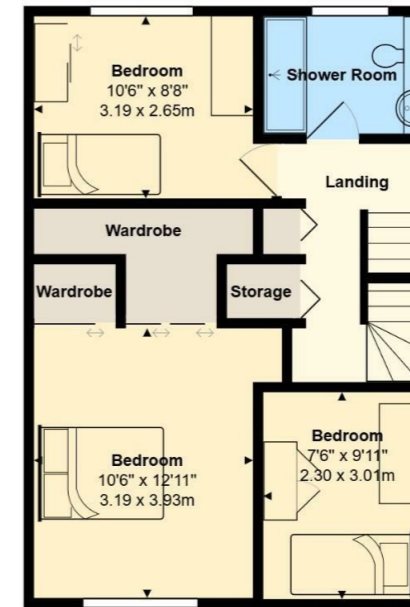
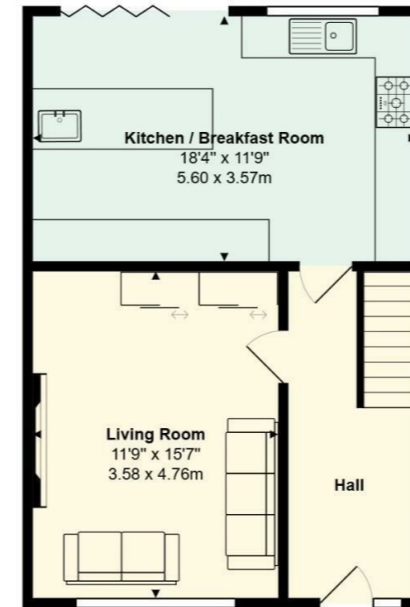


Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreyross.co.uk



Wavell Close

Total Area: 1385 ft² ... 128.7 m²

All measurements are approximate and for display purposes only

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

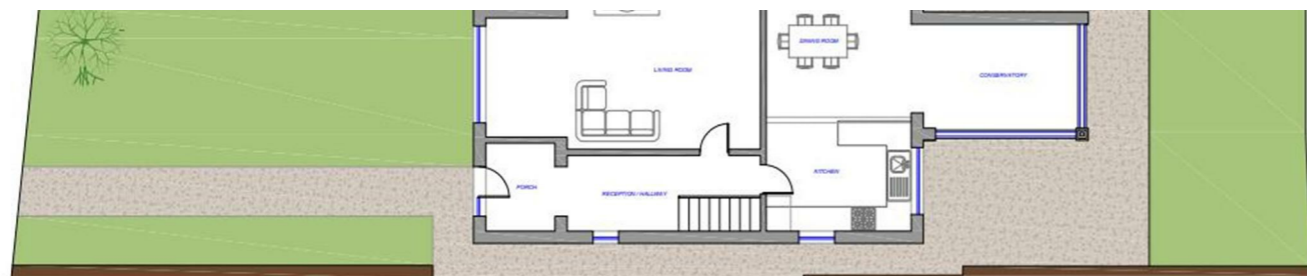
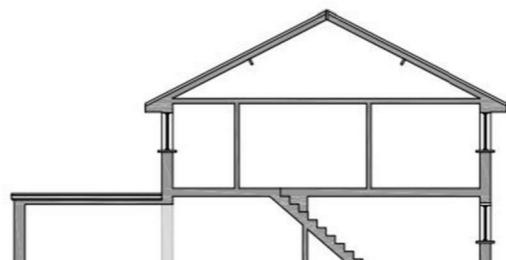
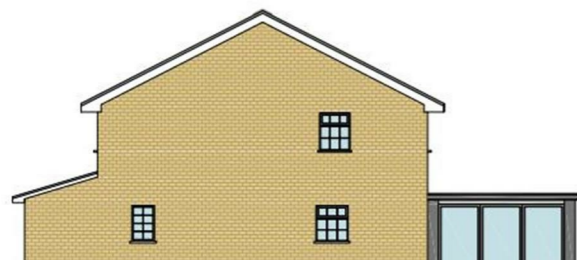




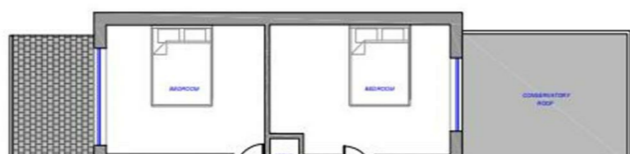
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR / SITE



Wavell Close

Llanishen, Cardiff, CF14 5LQ

Offers Over

£425,000



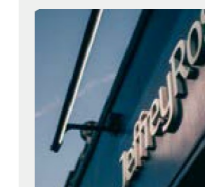
5 Bedroom(s)



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.

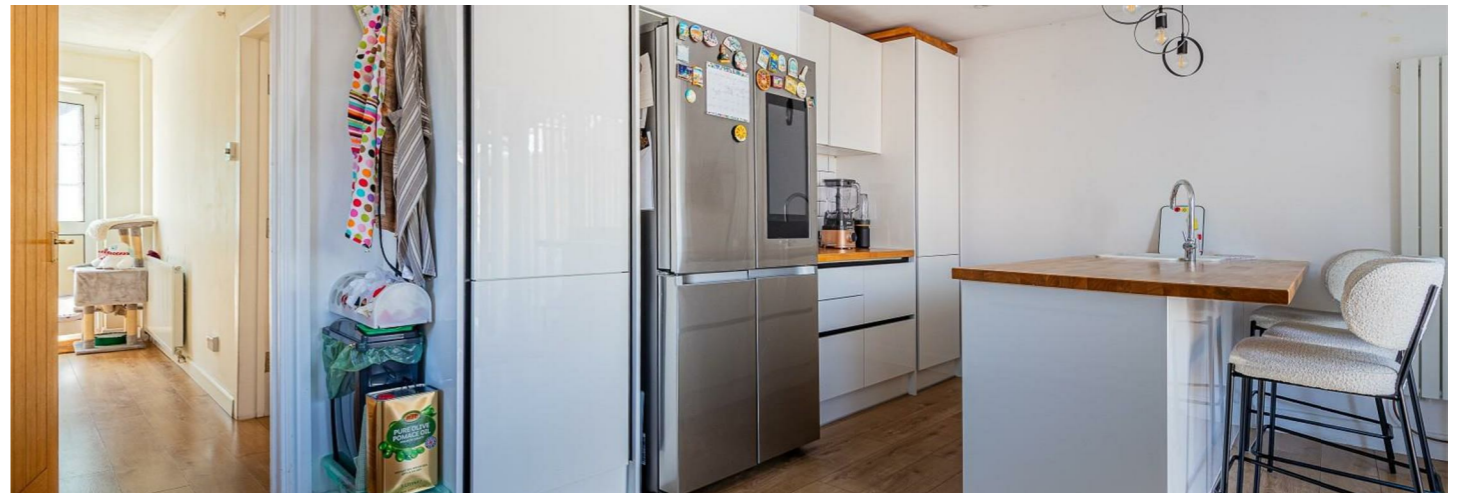
At the end of the brochure is attached the approved planning permission for the property which shows you the front and rear elevations.

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.



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 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	

