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*Solva Avenue*

CARDIFF

VALE

CAERPHILLY

BRISTOL



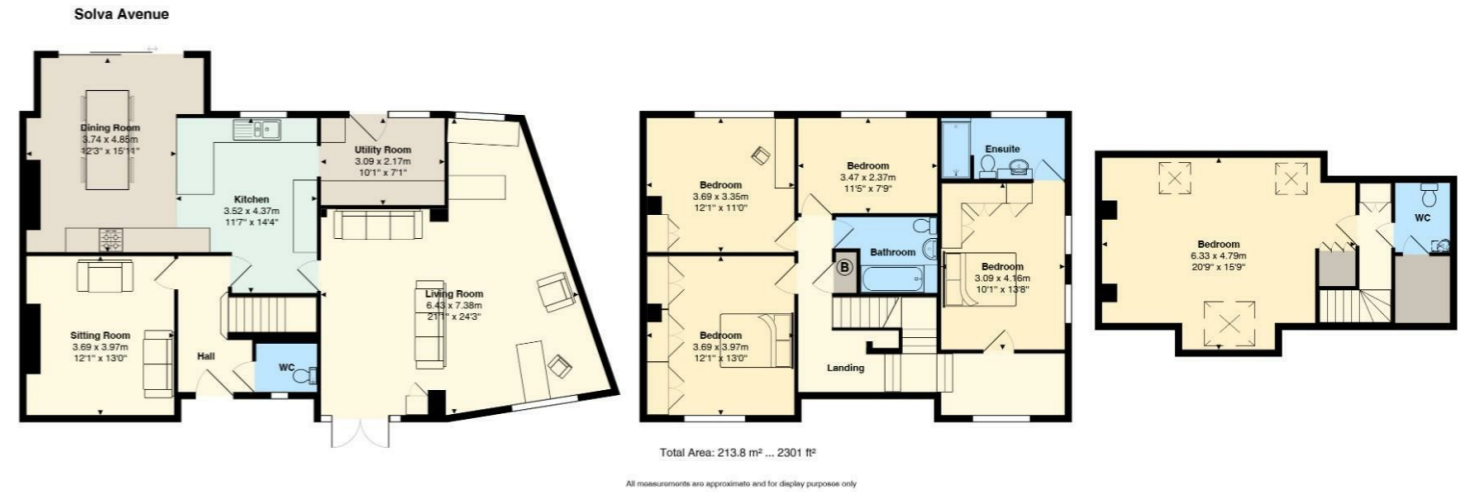
A beautifully presented four bedroom semi detached home in the sought after area of Llanishen, offering 2301 sqft. Not to be missed!

Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
 Valuer

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Comments by the Homeowner





# Solva Avenue

, Cardiff, CF14 0NP

Asking Price

£525,000



4 Bedroom(s)



2 Bathroom(s)



2301.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled on the charming Solva Avenue in Cardiff, this impressive semi-detached house offers a perfect blend of space and modern living. Spanning an expansive 2,301 square feet, this property is ideal for families seeking comfort and convenience.

The heart of the home is undoubtedly the large open-plan kitchen and dining area, which is perfect for family gatherings and social occasions. The kitchen is complemented by a separate utility room, adding to the practicality of the space.

This residence boasts four generously sized double bedrooms, ensuring that everyone has their own private sanctuary. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property also features off-road parking, a valuable asset in this sought-after area, allowing for easy access and convenience.

In summary, this semi-detached house on Solva Avenue presents an excellent opportunity for those looking for a spacious family home in Cardiff. With its modern amenities and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to view this delightful property.



Hall	Bedroom Three 12'1" x 10'11" (3.69 x 3.35)
W/C	Bedroom Four 11'4" x 7'9" (3.47 x 2.37)
Sitting Room 12'1" x 13'0" (3.69 x 3.97)	Bedroom Conversion 20'9" x 15'8" (6.33 x 4.79)
Kitchen 11'6" x 14'4" (3.52 x 4.37)	W/C
Dining Room 12'3" x 15'10" (3.74 x 4.85)	Tenure
Utility Room 10'1" x 7'1" (3.09 x 2.17)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Living Room 21'1" x 24'2" (6.43 x 7.38)	School Catchment
Landing	Mj English medium primary catchment area is Coed Glas Primary School
Master Bedroom 10'1" x 13'7" (3.09 x 4.16)	Mj English medium secondary catchment area is Llanishen High School
Bathroom	Mj Welsh medium primary catchment area is Ysgol Y Wern
Ensuite	Mj Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom Two 12'1" x 13'0" (3.69 x 3.97)	Council Tax
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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	

