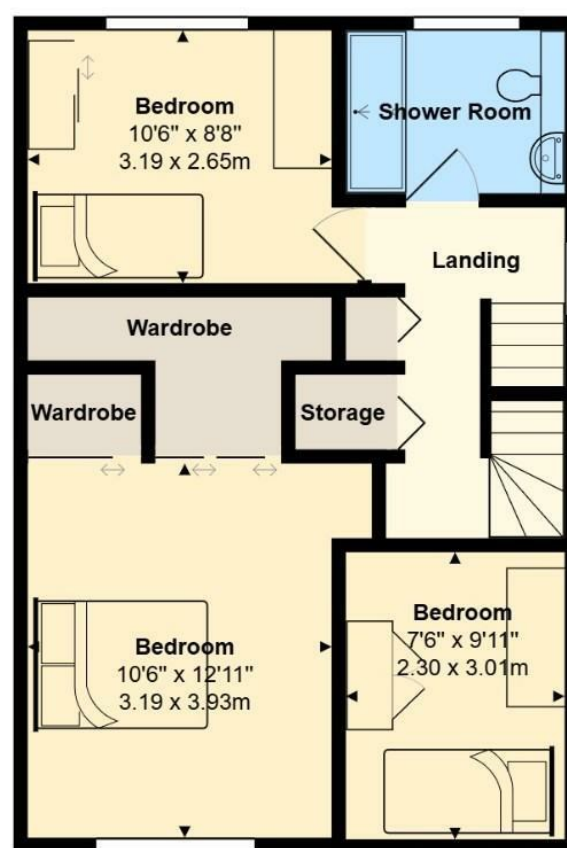
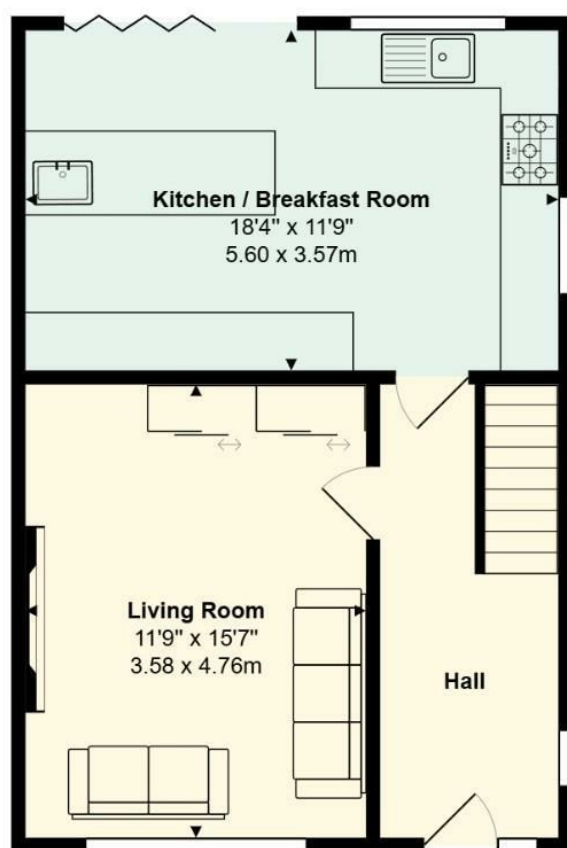


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



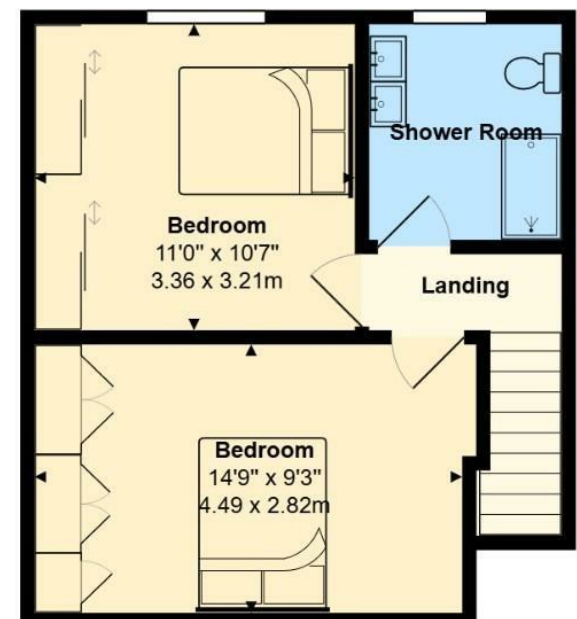
WAVELL CLOSE
LLANISHEN



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 - Mr Max Tustin



WAVELL CLOSE

LLANISHEN, CF14 5LQ - OFFERS OVER - £425,000



5 Bedroom(s)



2 Bathroom(s)



1385.00 sq ft

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.

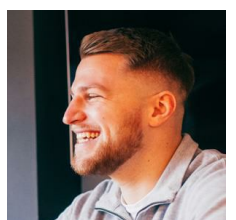
At the end of the brochure is attached the approved planning permission for the property which shows you the front and rear elevations.

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.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator





Hall

Living room
3.58 x 4.76 (11'8" x 15'7")

Kitchen/Breakfast Room
5.60 x 3.57 (18'4" x 11'8")

Landing

Store

Master Bedroom
3.19 x 3.93 (10'5" x 12'10")

Wardrobe 1

Wardrobe 2

Bedroom Two
4.49 x 2.82 (14'8" x 9'3")

Bedroom Three
3.36 x 3.21 (11'0" x 10'6")

Bedroom Four
3.19 x 2.65 (10'5" x 8'8")

Bedroom Five
2.30 x 3.01 (7'6" x 9'10")

Shower Room

Shower Room

Tax Band
Band D

Tenure
We are informed by our client that the proeprty is Freehold, this is to be confirmed by your legal advsior.

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)



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





