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CARDIFF

VALE

CAERPHILLY

BRISTOL



Llwyn Y Grant Road

PENYLAN



Immaculate, spacious four bedroom family home with study, playroom and utility room - In a Prime Location

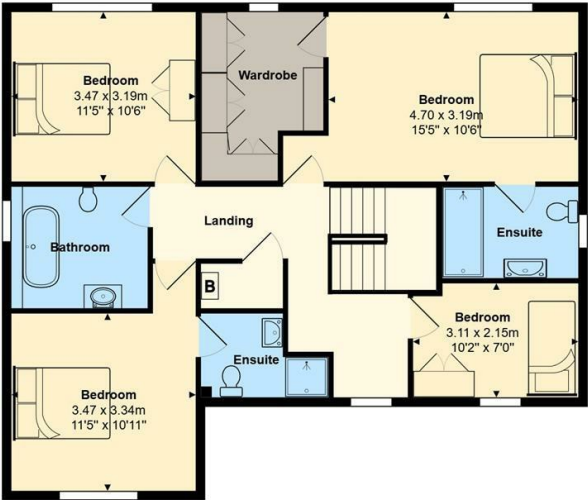
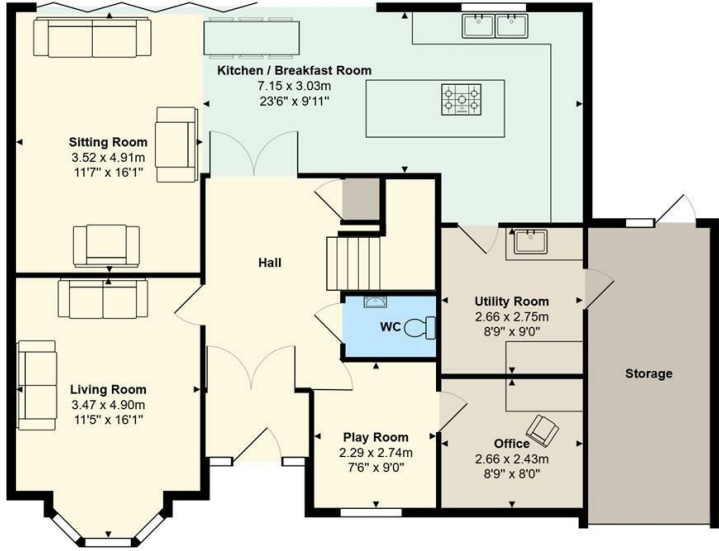
Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

rhys.carter@jeffreygross.co.uk

Llwyn Y Grant Road

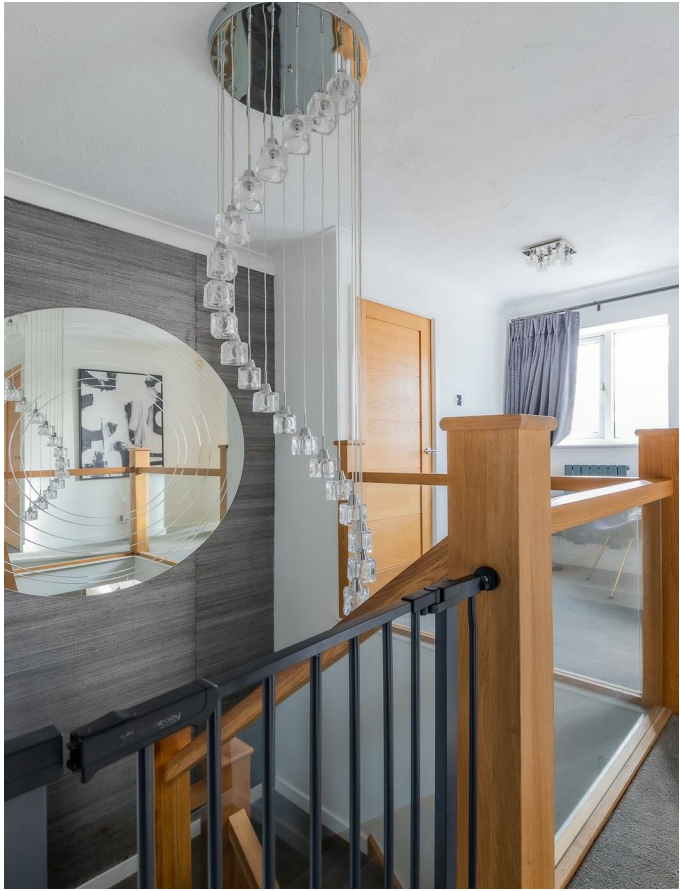


Total Area: 194.6 m² ... 2095 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Llwyn Y Grant Road

Penylan, Cardiff, CF23 9HL

PCM

£2,600 PCM



4 Bedroom(s)



3 Bathroom(s)



2095.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are delighted to bring to market this immaculate and spacious four-bedroom home in the highly sought-after area of Penylan. The ground floor comprises an entrance hall, a spacious lounge, playroom, office, ground-floor WC and a stunning open-plan kitchen, lounge and day room. This impressive living space features over seven metres of bi-fold doors and windows, allowing an abundance of natural light and seamless access to the garden. The property also benefits from a modern utility room with space for an additional fridge freezer, separate washing machine and dryer, an additional sink, ample storage, and internal access to the garage. On the first floor there are four well-proportioned bedrooms. The property was originally designed as a five-bedroom home with the current owners converting the smallest bedroom into a walk-in wardrobe. Two of the bedrooms benefit from en-suite bathrooms, alongside a recently upgraded and modern family bathroom. Outside the property has a private, enclosed garden and a large patio area which provides access to the garage and the front of the house. To the front, the property benefits from off-road parking for two vehicles. The property is ideally positioned with easy access to the M4 motorway, Wellfield Road and Roath Park are a fifteen-minute walk away, while Cardiff City Centre can be reached in ten minutes by car.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

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Landing	Walk in Wardrobe	Council Tax
Entrance Hall	Ensuite	Band H
Lounge 11'5 x 16'1 (3.48m x 4.90m)	Bedroom Two 11'5 x 10'11 (3.48m x 3.33m)	Tenure
Sitting Room 11'7 x 16'1 (3.53m x 4.90m)	School Catchment	Freehold- To be confirmed by your legal advisor
Open Plan Kitchen/Breakfast room 23'6 x 9'11 (7.16m x 3.02m)	Marlborough Primary School Cardiff High School	
Utility Room 8'9 x 9'0 (2.67m x 2.74m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern	
Office 8'9 x 8'0 (2.67m x 2.44m)	* Subject to availability *	
Bedroom Three 11'5 x 10'6 (3.48m x 3.20m)	Ensuite	
Playroom 7'6 x 9'0 (2.29m x 2.74m)	Bedroom Four 10'2 x 7'0 (3.10m x 2.13m)	
W.C	Family Bathroom	
Bedroom one 15'5 x 10'6 (4.70m x 3.20m)	Garden	
	Garage	
	Off Road Parking	
	space for 2 cars	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

