LLWYN-Y-GRANT PLACE

PENYLAN

CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

JeffreyRoss

Llwyn Y Grant Place

Total Area: 1760 ft² ... 163.5 m²

All measurements are approximate and for display purposes only

Immaculate - Beautifully presented period, family home in leafy road.

Comments by - Mrs Amanda Trinder

LLWYN-Y-GRANT PLACE

PENYLAN, CF23 9EX - - £600,000

4 Bedroom(s) 2 Bathroom(s) 1760.00 sq ft

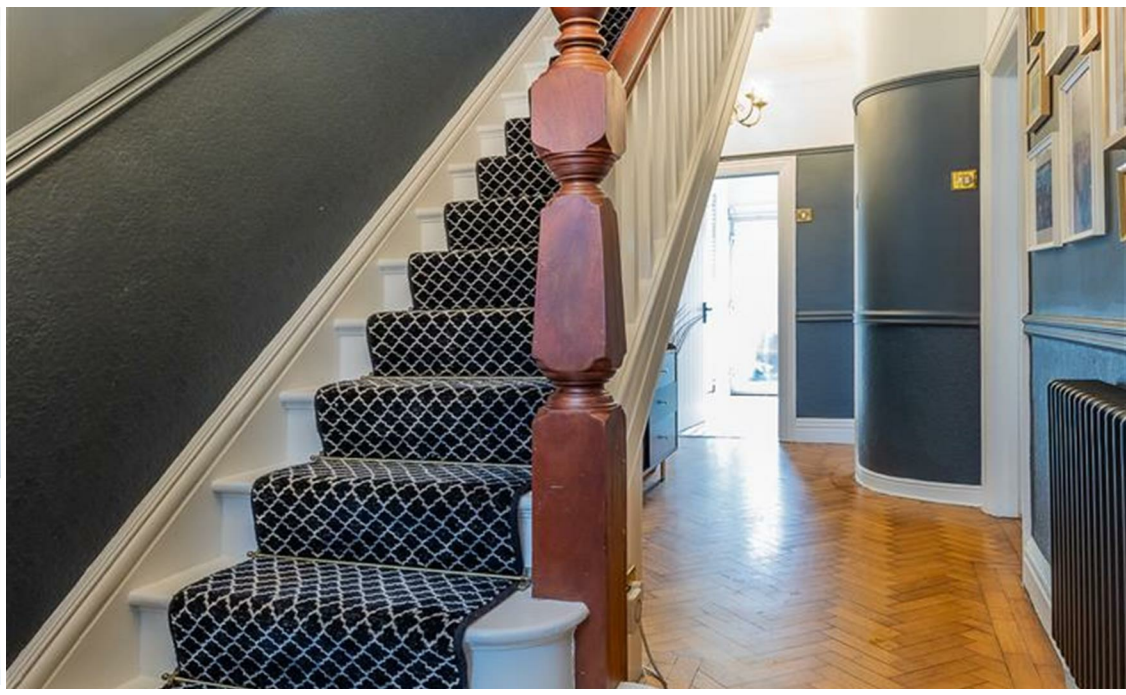
*** Offers over £600,000 *** Jeffrey Ross are pleased to bring to the market this exceptional four bedroom family home nestled in a leafy road in a prime location. The property briefly comprises of entrance hall with parquet flooring, lounge with feature fire and surround, dining room with wood burner, ground floor W.C and modern kitchen / breakfast room with bi-fold doors onto rear garden. To the first floor there are three bedrooms and a family bathroom with separate shower and at the top of the house is a recently converted dormer style master suite with fitted wardrobes, en-suite and free standing bath.

Outside there is an enclosed rear garden with rear access to a gated lane, decking and garage.

Situated in the ever popular area of Penyaln with a short walk to local shops, parks, amenities as well as Cardiff City Centre.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer



Entrance Hall

Lounge
4.55mm x 3.91mm (14'11m x 12'10m)

Dining Room
4.37mm x 4.19mm (14'4m x 13'9m)

Kitchen Breakfast Room
6.05mm x 2.44mm (19'10m x 8'0m)

Ground Floor W.C

Bedroom One
3.73mm x 3.61mm (12'3m x 11'10m)

Bedroom Two
4.19mm x 3.73mm (13'9m x 12'3m)

Bedroom Three

Bathroom

Bedroom Four / Master Suite
6.93mm x 5.31mm (22'9m x 17'5m)

En- Suite

Tenure
Freehold - This is to be confirmed with your legal representative.

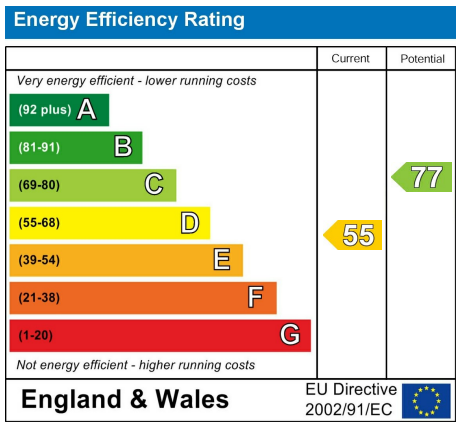
Catchment Area
Marlborough Primary School
Cardiff High School

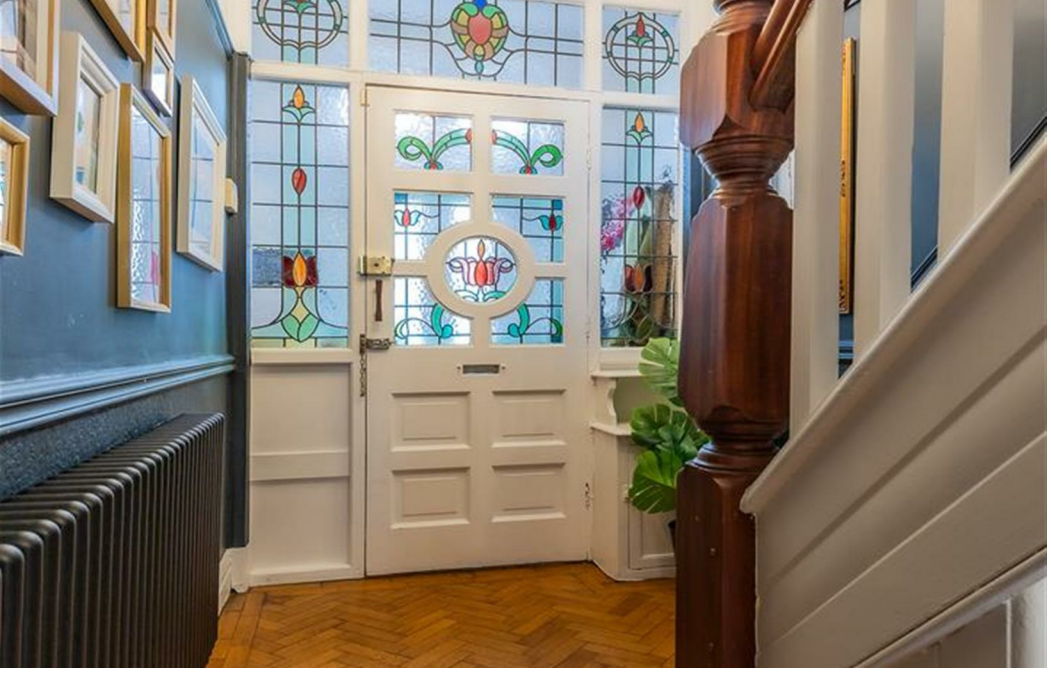
Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to availability *

Council Band
Band F

Jude


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
55
77
England & Wales
EU Directive 2002/91/EC



Iris
Rose

PACHA