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CARDIFF

VALE

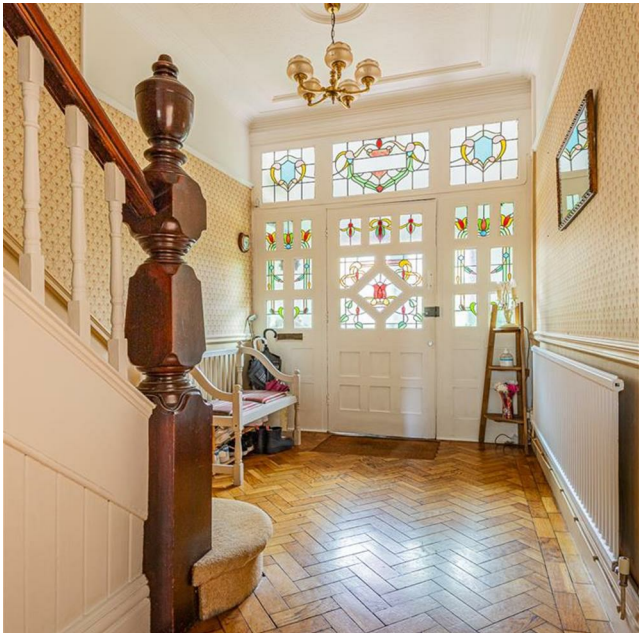
CAERPHILLY

BRISTOL



Llwyn-y-Grant Road

PENYLAN



Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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A fantastic & spacious family home showcasing beautiful and grand features.

Comments by the Homeowner

Llwyn-Y-Grant Rd, Penylan, CRF

Main Building: Total Interior Area 1857.99 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Llwyn -Y- Grant Road

Penylan, Cardiff, CF23 9ES

Asking Price

£599,950



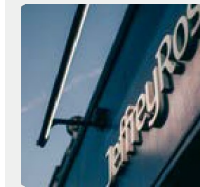
4 Bedroom(s)



1 Bathroom(s)



1858.00 sq ft



Contact our
Penylan Branch

02920 499680

We are pleased to offer for sale this charming and spacious period property. This charming home offers fantastic family space, complimented with stunning grand original features. The house benefits from a great size entrance hall, spacious lounge with views over the green to front, family room, sun room, dining room leading on to a fitted kitchen. Upstairs there is a wide landing, Four good sized bedrooms, separate WC and modern family bathroom. Outside are pleasant front and rear gardens, with the back garden benefiting from a patio, decked area, artificial turf & rear lane access, as well as access to the garage.

Located within close walking distance to popular schools such as Cardiff High School, Ysgol Y Berllan Deg & Ysgol Bro Edern, making this a great family home.

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Hallway	Bathroom 8'7" x 10'6" (2.62m x 3.20m)
Living Room 15'5" x 19' (4.70m x 5.79m)	WC 5' x 3' (1.52m x 0.91m)
Family Room 13' x 17'1" (3.96m x 5.21m)	Garden
Dining Room 9'8" x 12'4" (2.95m x 3.76m)	Garage
Kitchen 8'8" x 18' (2.64m x 5.49m)	Council Tax
Sun Room 8'10" x 7'1" (2.69m x 2.16m)	Band G
Landing	School Catchment
Bedroom One 12'10" x 18'8" (3.91m x 5.69m)	Marlborough Primary School (year 2024) Cardiff High School (year 2024)
Bedroom Two 8'7" x 16'5" (2.62m x 5.00m)	Ysgol Y Berllan Deg (year 2024) Ysgol Gyfun Gymraeg Bro Eder (year 2024)
Bedroom Three 9'8" x 12'6" (2.95m x 3.81m)	*Subject to availability & change*
Bedroom Four 8'8" x 10'7" (2.64m x 3.23m)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

