



www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





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

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreyross.co.uk



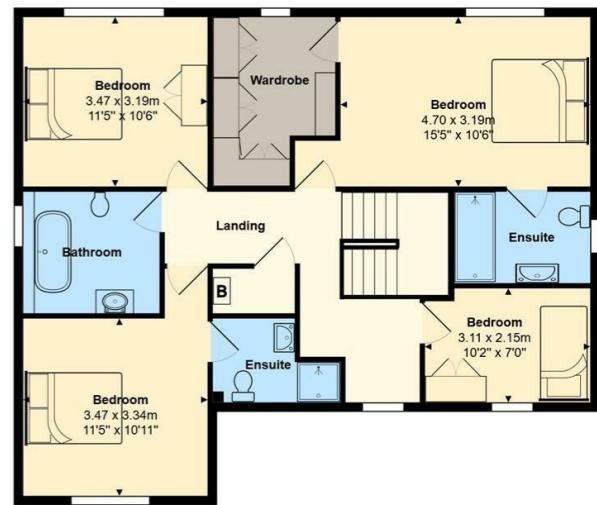
Comments by the Homeowner

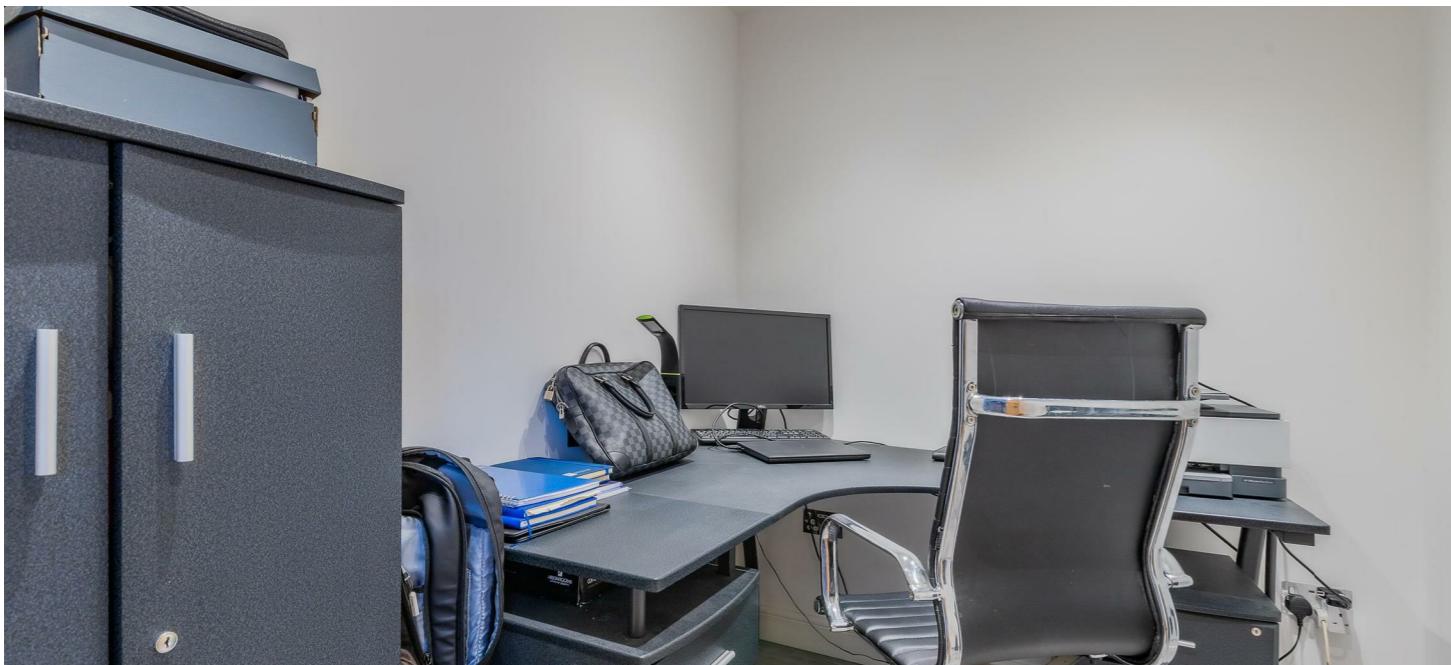
Llwyn Y Grant Road



Total Area: 194.6 m² ... 2095 ft²

All measurements are approximate and for display purposes only





CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Llwyn Y Grant Road

Penylan, Cardiff, CF23 9HL

£800,000



4 Bedroom(s)



3 Bathroom(s)



2095.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate, spacious four bedroom family home in a prime location of Penylan. The property briefly comprises of entrance hall, lounge, play room, study, ground floor w.c and stunning open plan kitchen / lounge / day room, modern utility room with space for American fridge freezer, separate washing machine / dryer space, additional sink and access to garage. To the first floor there are four bedrooms used to be five (one room now used as a walk in wardrobe), two en-suites, and family bathroom.

Outside there is an enclosed rear garden with patio, lawn with mature shrubs and access to

Situated with close proximity to local shops, parks amenities as well as Cardiff City Centre..



Entrance Hall

Lounge 11'5 x 16'1 (3.48m x 4.90m)

Sitting Room 11'7 x 16'1 (3.53m x 4.90m)

Open Plan Kitchen/Breakfast room 23'6 x 9'11 (7.16m x 3.02m)

Utility Room 8'9 x 9'0 (2.67m x 2.74m)

Office 8'9 x 8'0 (2.67m x 2.44m)

Playroom 7'6 x 9'0 (2.29m x 2.74m)

W.C

Landing

Bedroom one 15'5 x 10'6 (4.70m x 3.20m)

Walk in Wardrobe

Ensuite

Bedroom Two 11'5 x 10'11 (3.48m x 3.33m)

Ensuite

Bedroom Three 11'5 x 10'6 (3.48m x 3.20m)

Bedroom Four 10'2 x 7'0 (3.10m x 2.13m)

Family Bathroom

Garden

Garage

Off Road Parking

Council Tax

Band H
Freehold- To be confirmed by your legal advisor

School Catchment

Marlborough Primary School
Cardiff High School
Ysgol Y Berllan Deg
Ysgol Gufun Gymraeg Bro Edern

* Subject to availability *

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

www.jeffreyross.co.uk









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		

