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CARDIFF

VALE

CAERPHILLY

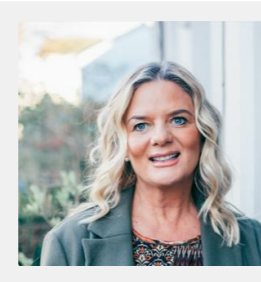
BRISTOL





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

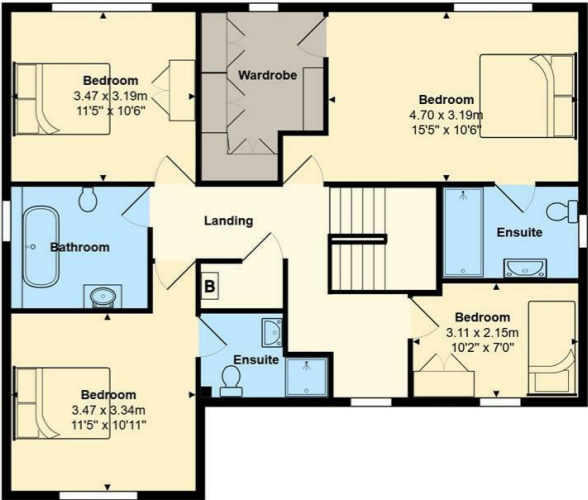
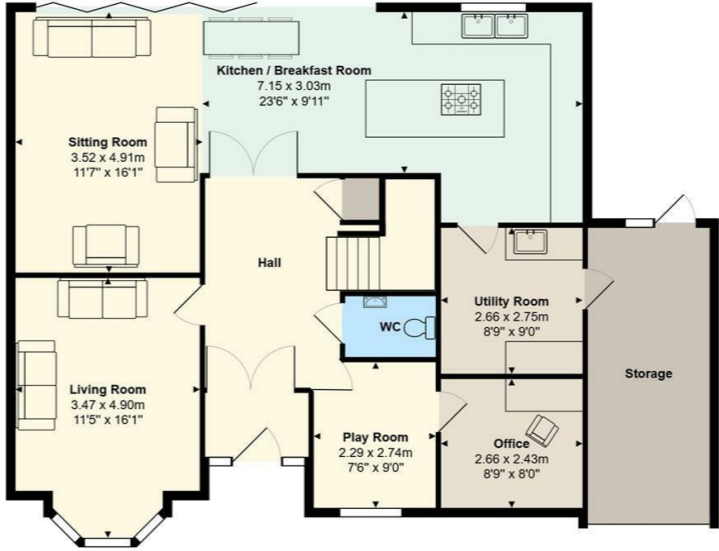
Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

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Llwyn Y Grant Road

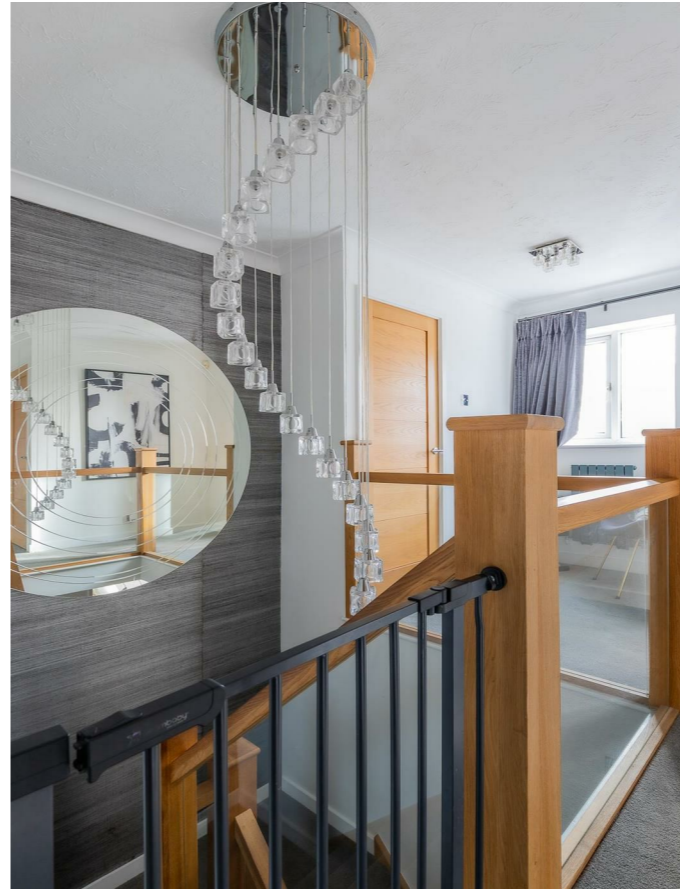
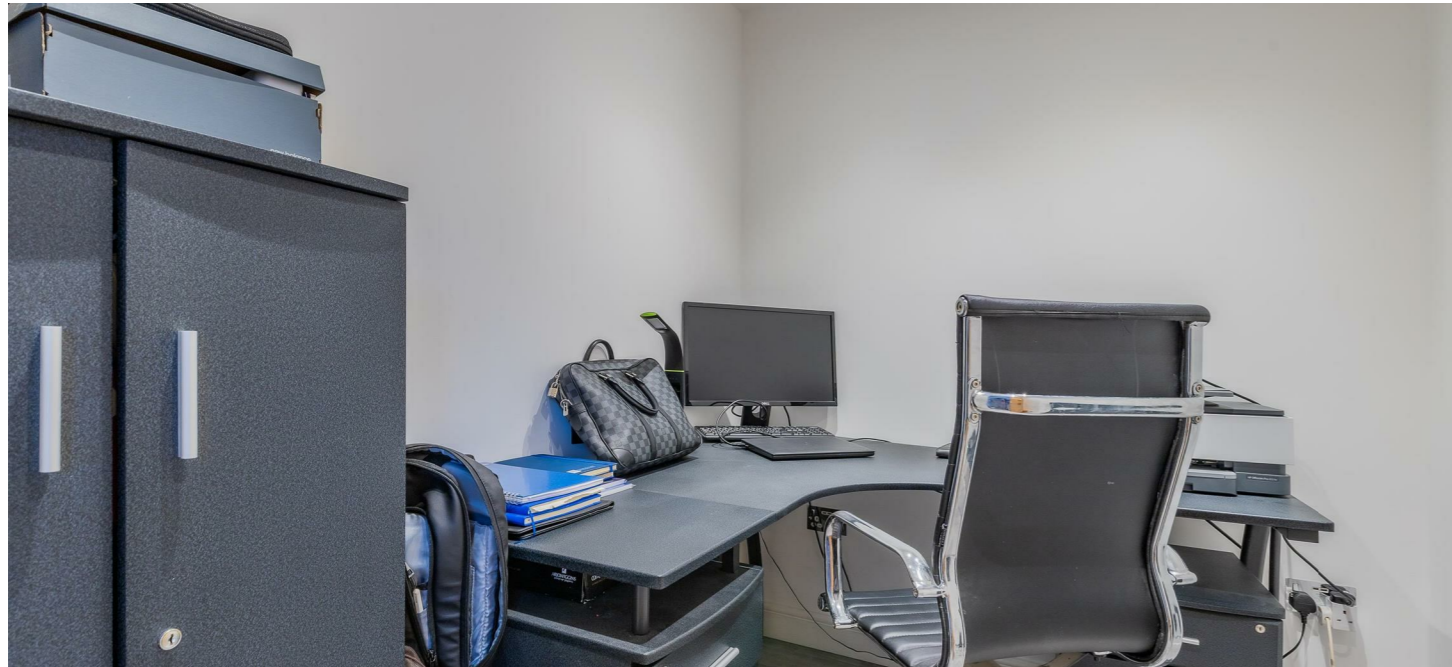


Total Area: 194.6 m² ... 2095 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Llwyn Y Grant Road

Penylan, Cardiff, CF23 9HL

£800,000



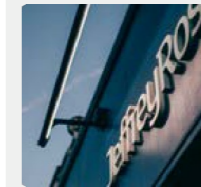
4 Bedroom(s)



3 Bathroom(s)



2095.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are please 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 assess to

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

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

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to availability *









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

