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CARDIFF

VALE

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BRISTOL

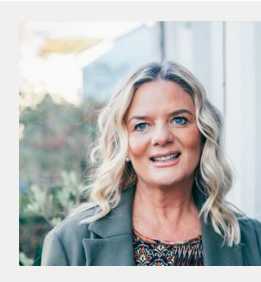






*Immaculate, spacious four bedroom family home with study, playroom and utility room - In a Prime Location*

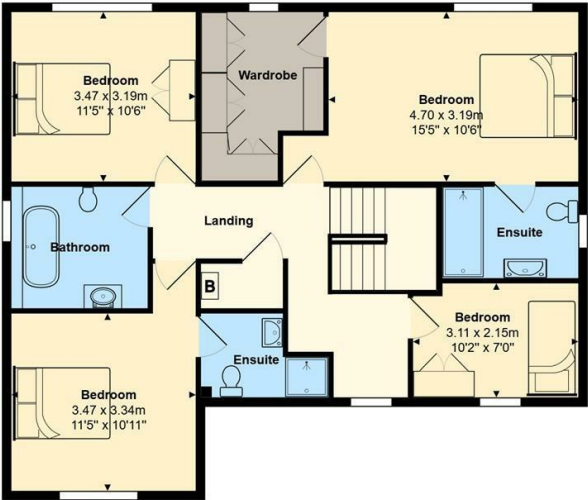
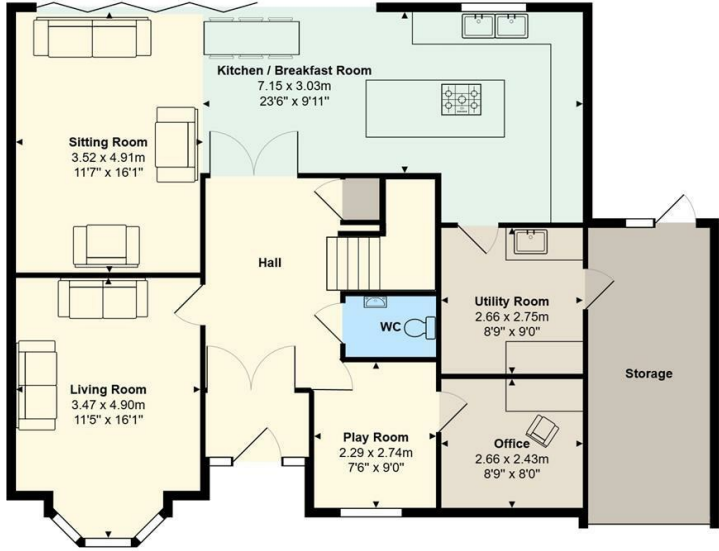
Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

amanda@jeffreycross.co.uk

Llwyn Y Grant Road



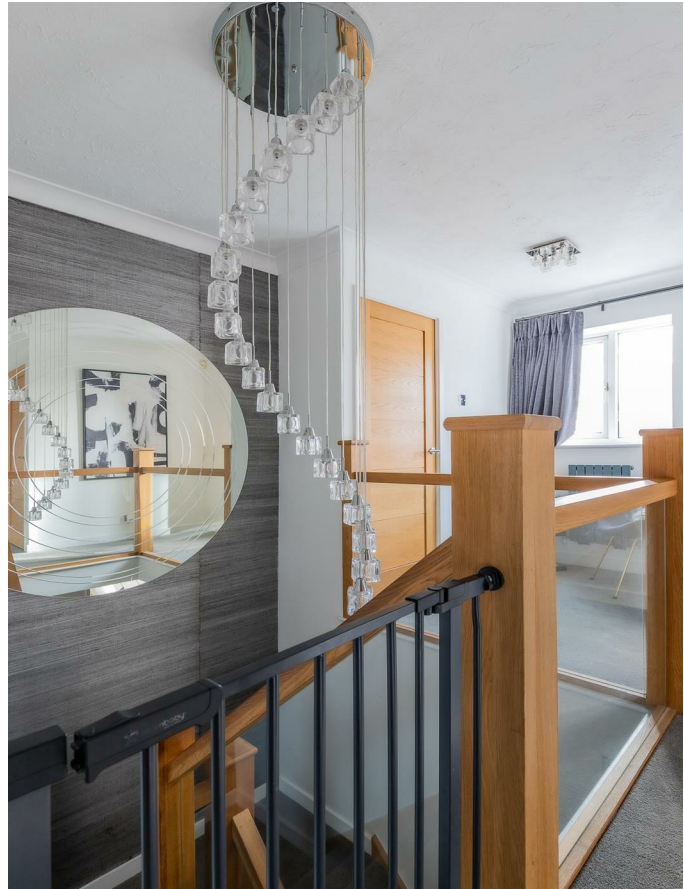
Total Area: 194.6 m² ... 2095 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner







# Llwyn Y Grant Road

*Penylan, Cardiff, CF23 9HL*

£800,000



4 Bedroom(s)



3 Bathroom(s)



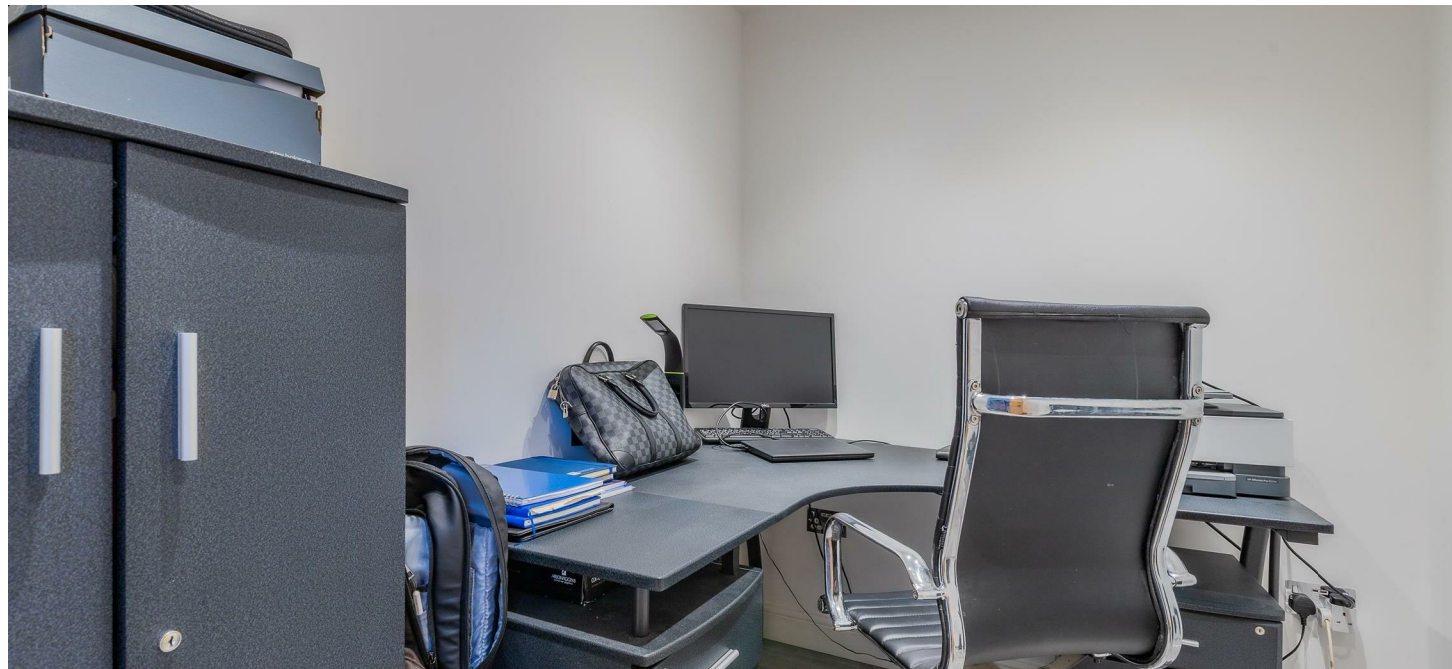
2095.00 sq ft



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<br>2002/91/EC |

