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CARDIFF

VALE

CAERPHILLY

BRISTOL



Llwyn y Grant Road

PENYLAN



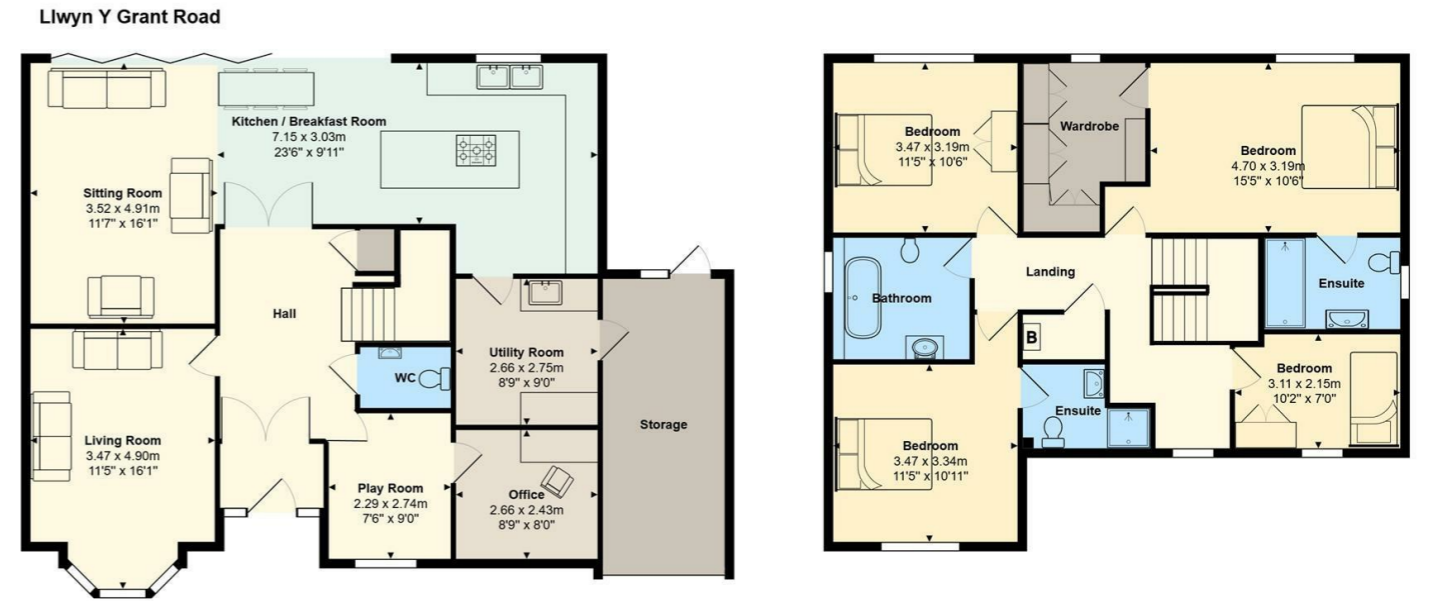
Immaculate, spacious four bedroom family home with study, playroom and utility room - In a Prime Location

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
 Senior valuer

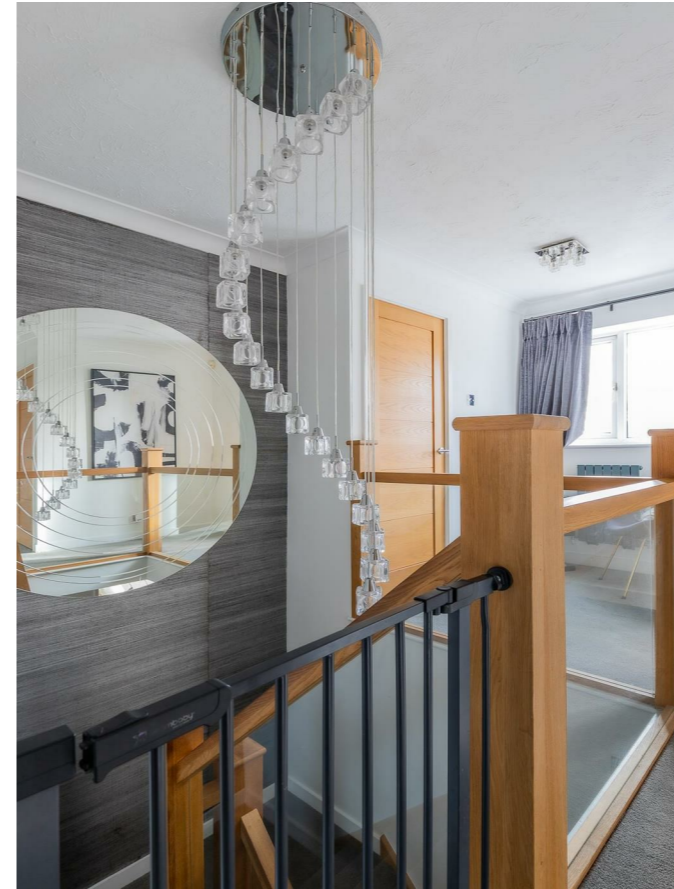
amanda@jeffreycross.co.uk



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



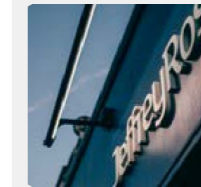
4 Bedroom(s)



3 Bathroom(s)



2095.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to bring to market this immaculate and spacious four-bedroom family home in the highly sought-after area of Penylan. Originally built as a five-bedroom property, the home has undergone significant modernisation by the current owners, including new flooring, doors and an improved layout throughout.

The ground floor comprises an entrance hall, a spacious lounge, playroom, office, ground-floor WC and a stunning open-plan kitchen, lounge and day room. This impressive living space features over seven metres of bi-fold doors and windows, allowing an abundance of natural light and seamless access to the garden. The property also benefits from a modern utility room with space for an additional fridge freezer, separate washing machine and dryer, an additional sink, ample storage, and internal access to the garage.

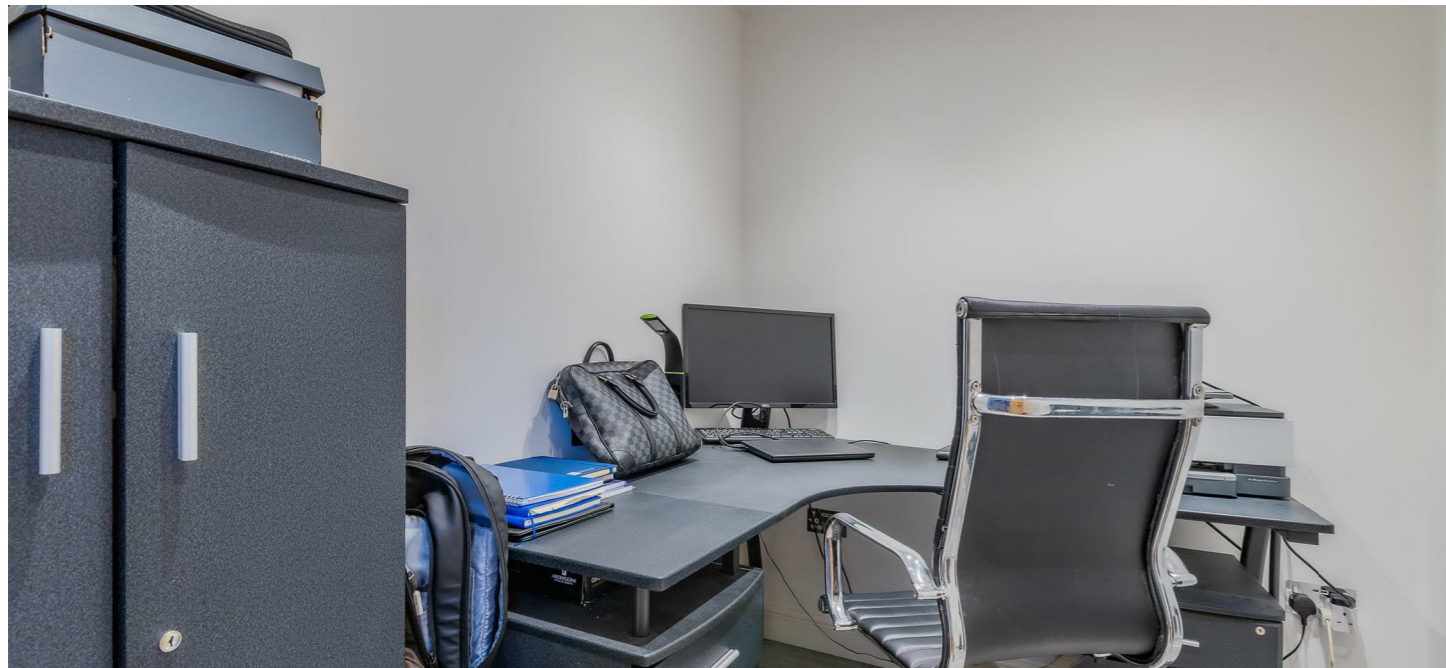
On the first floor there are four well-proportioned bedrooms. The property was originally designed as a five-bedroom home, with the current owners converting the smallest bedroom into a generous walk-in wardrobe. Two of the bedrooms benefit from en-suite bathrooms, alongside a recently upgraded and modern family bathroom.

Outside the property has a private, enclosed garden with mature shrubs providing both privacy and shade. A large patio area offers an ideal space for outdoor entertaining and provides access to the garage and the front of the house.

To the front, the property benefits from off-road parking for two vehicles, complemented by mature planting and low-maintenance landscaping.

The property is ideally positioned with easy access to the M4 motorway. Wellfield Road and Roath Recreation Park are approximately a fifteen-minute walk away, while Cardiff City Centre can be reached in around ten minutes by car.

Additionally, the property benefits from pre-approved planning permission for a substantial ground-floor extension and attic conversion, offering excellent potential for further development.



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

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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	

