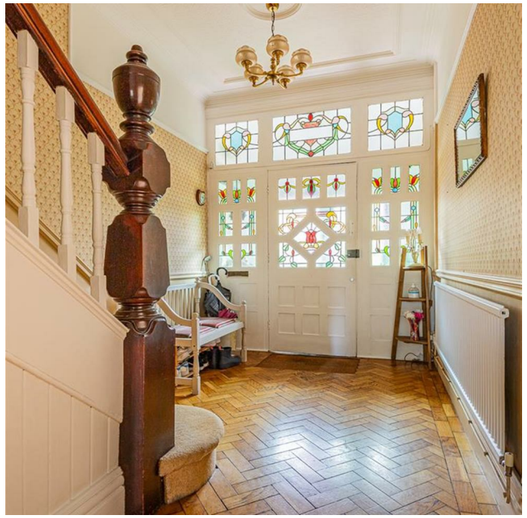
www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Llwyn-y-Grant Road

PENYLAN



Deceptively large with some stunning features you will struggle to see on other properties. A great family home

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

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



Ground Floor



1st Floor

0 5 10 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.

iGUIDE









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.





Hallway

Living Room 15'5" x 19' (4.70m x 5.79m)

Family Room 13' x 17'1" (3.96m x 5.21m)

Dining Room 9'8" x 12'4" (2.95m x 3.76m)

Kitchen 8'8" x 18' (2.64m x 5.49m)

Sun Room 8'10" x 7'1" (2.69m x 2.16m)

Landing

Bedroom One 12'10" x 18'8" (3.91m x 5.69m)

Bedroom Two 8'7" x 16'5" (2.62m x 5.00m)

Bedroom Three 9'8" x 12'6" (2.95m x 3.81m)

Bedroom Four 8'8" x 10'7" (2.64m x 3.23m)

Bathroom 8'7" x 10'6" (2.62m x 3.20m)

WC 5' x 3' (1.52m x 0.91m)

Garden

Garage

Council Tax

Band G

School Catchment

Marlborough Primary School (year 2024)
Cardiff High School (year 2024)

Ysgol Y Berllan Deg (year 2024)
Ysgol Gyfun Gymraeg Bro Edern (year 2024)

Subject to availability & change


lay the world be your oyster

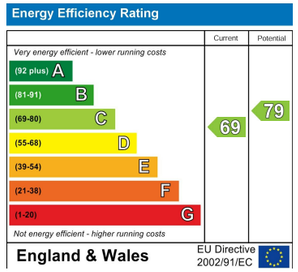



DIG FOR
VICTORY


DIG FOR






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
69
79
England & Wales
EU Directive 2002/91/EC