

Llwyn-Y-Grant Terrace

4 Bedrooms - Cardiff - CF23 9EW - £480,000 Freehold



GROSS INTERNAL AREA
FLOOR 1: 851 sq. ft, 79 m2, FLOOR 2: 673 sq. ft, 63 m2
FLOOR 3: 215 sq. ft, 20 m2, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 44 sq. ft, 4 m2
TOTAL: 1739 sq. ft, 162 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

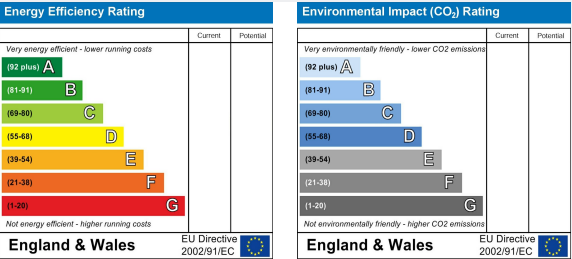
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Entrance Hallway

Living Room
4.39m x 4.65 (14'4" x 15'3")

Family Room
2.98m x 4.35m (9'9" x 14'3")

Dining Room
2.98m x 4.35m (9'9" x 14'3")

Kitchen
1.97m x 4.16m (6'5" x 13'7")

Utility
2.06m x 2.06m (6'9" x 6'9")

To the first floor

Bedroom One
3.87m x 4.61m (12'8" x 15'1")

En-suite

Bedroom Two
3.66m x 4.69m (12'0" x 15'4")

Bedroom Three / Office
2.75m x 2.40m (9'0" x 7'10")

Bathroom

Storage
To the second floor

Bedroom Four
4.15m x 4.23m (13'7" x 13'10")

Ensuite

Additional Information
South Facing garden with rear access

Council Tax
Band G

School Catchments
My English medium primary catchment area is Marlborough Primary School (year 2020-21)

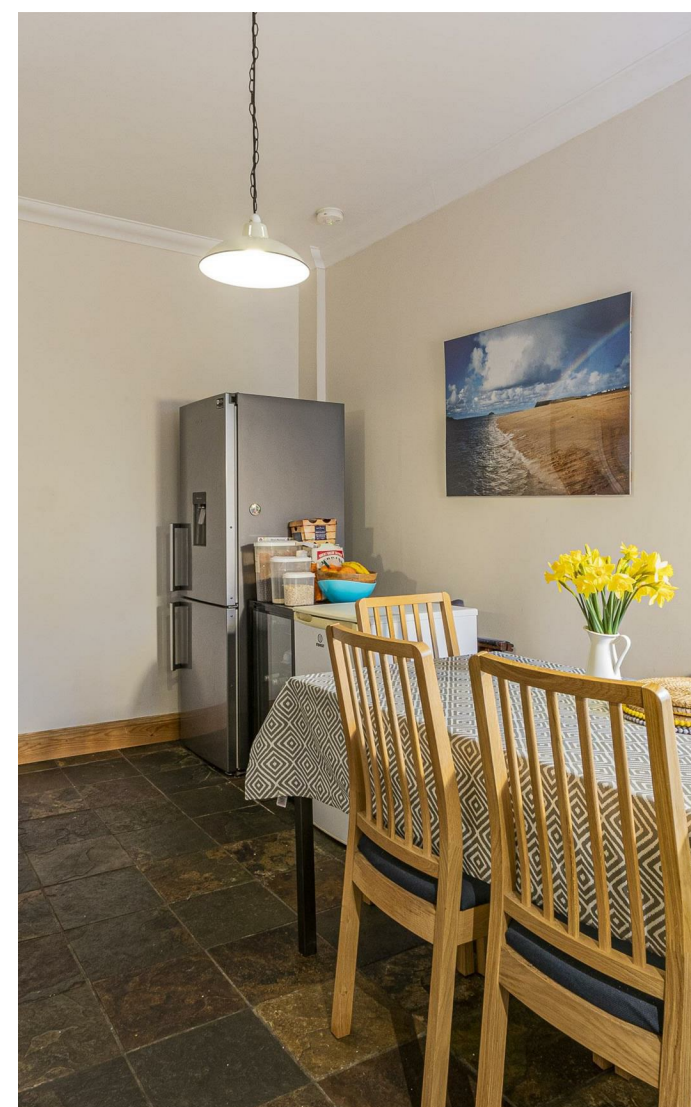
My English medium secondary catchment area is Cardiff High School

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year

2020-21)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2020-21)





*** Guide price £480,000 - £490,000 *** JeffreyRoss are proud to bring to the market this impressive 4 bedroom family home in the Penylan area of Cardiff. The property still boast many original features and is ideally situated for Ysgol Bro Edern and Cardiff High School catchments. The property boast entrance hallway, bay fronted living and dining room, open plan breakfast room and kitchen as well as utility room. To the first floor are three good size bedrooms, and family bathroom with the front bedroom benefiting an ensuite. To the second floor is the master bedroom again that benefits an ensuite. To the rear is a great size, South facing family garden.

Take a walk around our interactive virtual viewing for a closer look.

- 4 Bedroom family home
- South facing garden
- Great school catchments

1754.00 sq ft

