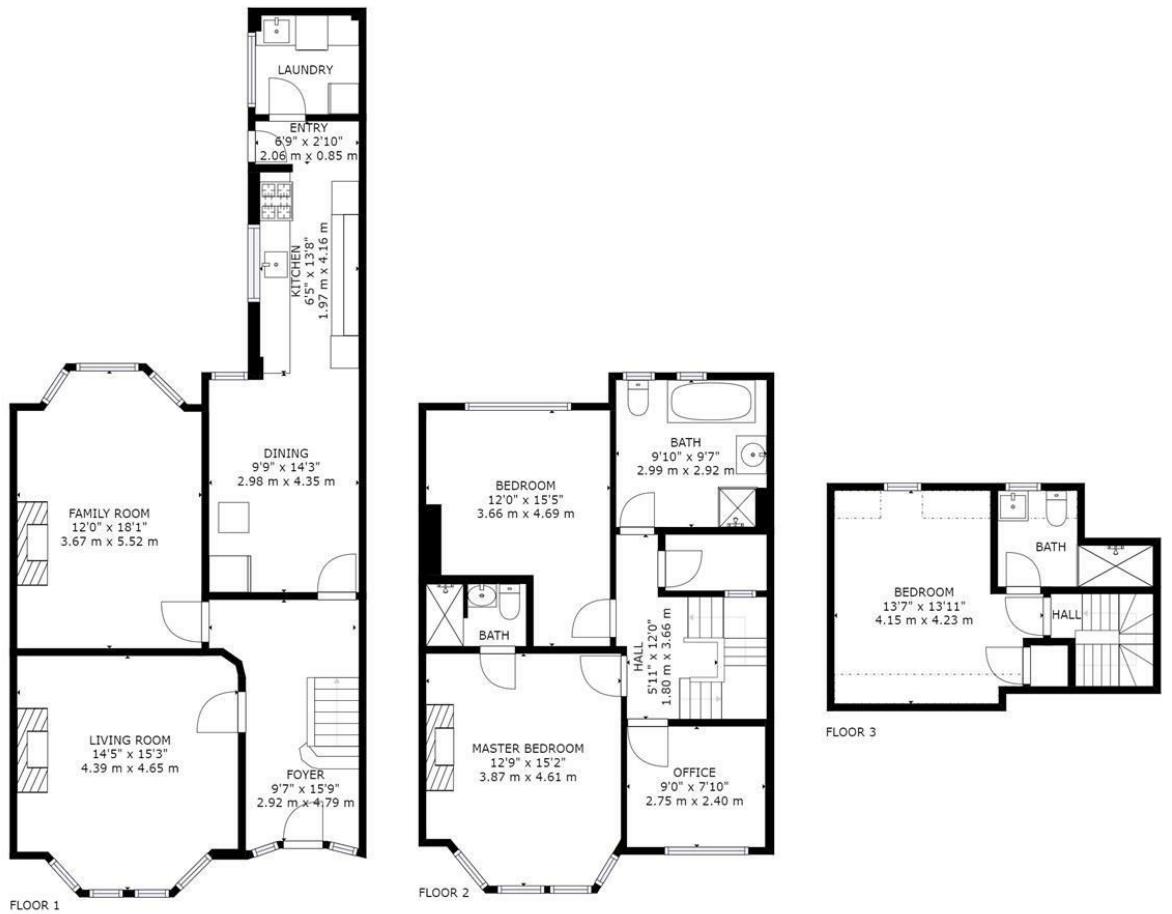


# Llwyn-Y-Grant Terrace

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



**GROSS INTERNAL AREA**  
 FLOOR 1: 851 sq. ft, 79 m<sup>2</sup>, FLOOR 2: 673 sq. ft, 63 m<sup>2</sup>  
 FLOOR 3: 215 sq. ft, 20 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 44 sq. ft, 4 m<sup>2</sup>  
 TOTAL: 1739 sq. ft, 162 m<sup>2</sup>  
 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

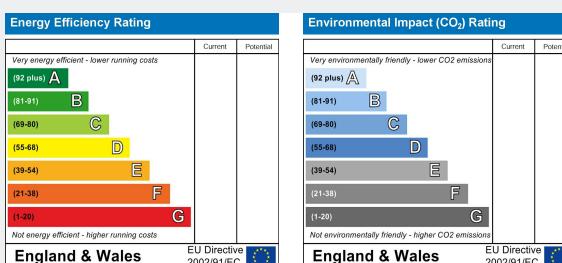
**Cathays**  
 89 Woodville Road  
 Cathays, Cardiff  
 CF24 4DX

029 2049 9680  
[info@jeffreyross.co.uk](mailto:info@jeffreyross.co.uk)  
[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

## Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this property.





**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 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**

