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CARDIFF

VALE

CAERPHILLY

BRISTOL



Llwyn y Grant Road

PENYLAN



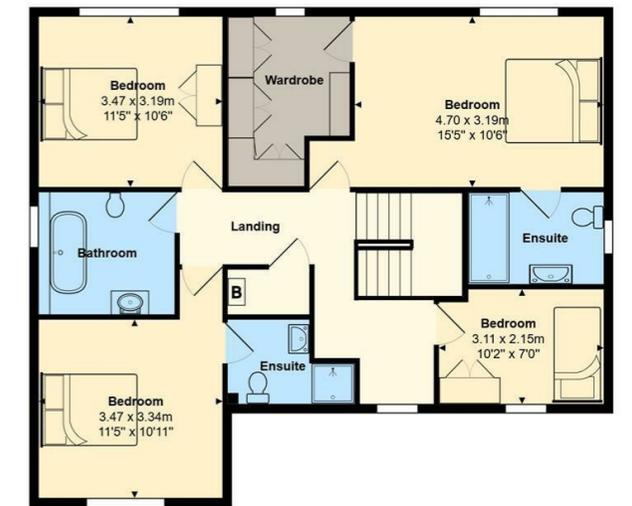
Immaculate, spacious four bedroom family home with study, playroom and utility room - In a Prime Location

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
 Senior valuer
 amanda@jeffreycross.co.uk

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



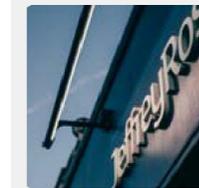
4 Bedroom(s)



3 Bathroom(s)



2095.00 sq ft



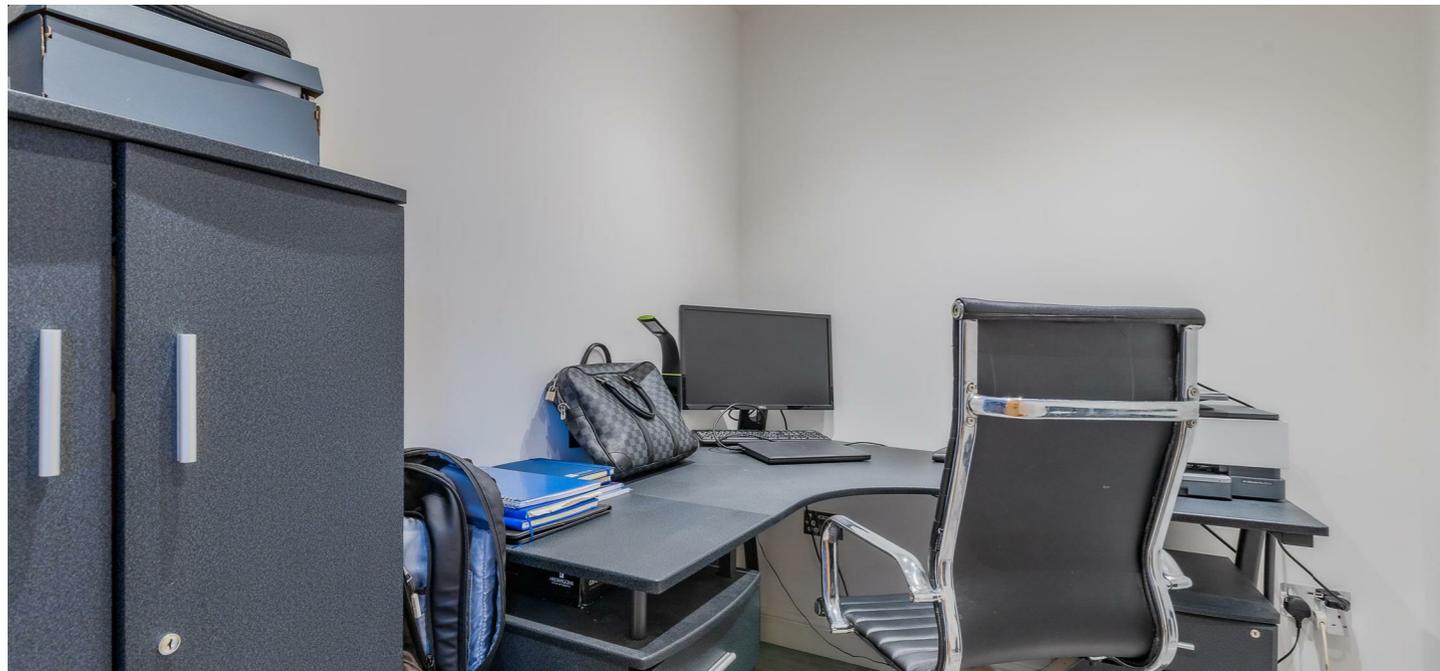
Contact our
Penylan Branch

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 access to

Situated with close proximity to local shops, parks amenities as well as Cardiff City Centre..



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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	

