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CARDIFF

VALE

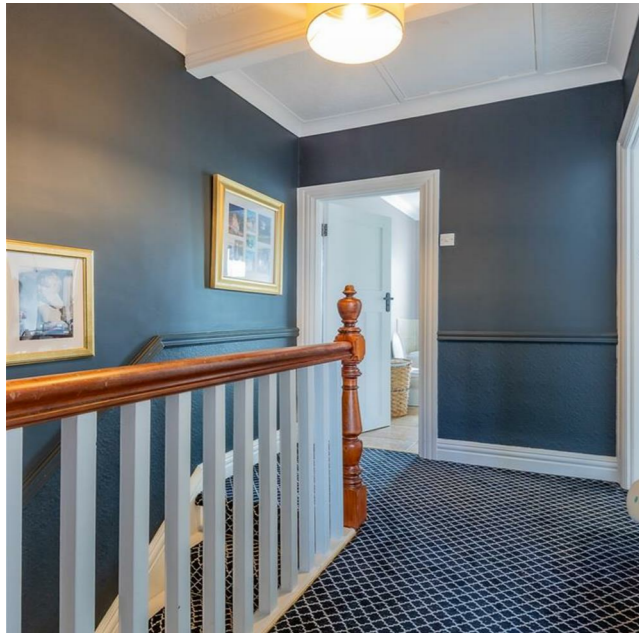
CAERPHILLY

BRISTOL




*Llwyn-y-Grant Place*

PENYLAN



*Beautifully presented family home with generous loft conversion*

Comments by Mrs Amanda Trinder



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



*We love our family home, its situated in a prime location on a leafy road.*

Comments by the Homeowner





# Llwyn-Y-Grant Place

Penylan, Cardiff, CF23 9EX

£600,000



4 Bedroom(s)



2 Bathroom(s)



1760.00 sq ft



Contact our  
**Penylan Branch**

02920 499680



\*\*\* Offers over £600,000 \*\*\* Jeffrey Ross are pleased to bring to the market this exceptional four bedroom family home nestled in a leafy road in a prime location. The property briefly comprises of entrance hall with parquet flooring, lounge with feature fire and surround, dining room with wood burner, ground floor W.C and modern kitchen / breakfast room with bi-fold doors onto rear garden. To the first floor there are three bedrooms and a family bathroom with separate shower and at the top of the house is a recently converted dormer style master suite with fitted wardrobes, en-suite and free standing bath.

Outside there is an enclosed rear garden with rear access to a gated lane, decking and garage.

Situated in the ever popular area of Penylan with a short walk to local shops, parks, amenities as well as Cardiff City Centre.



Entrance Hall

Lounge 14'11m x 12'10m (4.55mm x 3.91mm )

Dining Room 14'4m x 13'9m (4.37mm x 4.19mm )

Kitchen Breakfast Room 19'10m x 8'0m (6.05mm x 2.44mm)

Ground Floor W.C

Bedroom One 12'3m x 11'10m (3.73mm x 3.61mm )

Bedroom Two 13'9m x 12'3m (4.19mm x 3.73mm)

Bedroom Three

Bathroom

Bedroom Four / Master Suite 22'9m x 17'5m (6.93mm x 5.31mm )

En- Suite

Tenure

Freehold - This is to be confirmed with your legal representative.

Catchment Area

Marlborough Primary School  
Cardiff High School

Ysgol Y Berllan Deg  
Ysgol Gyfun Gymraeg Bro Edern

\* Subject to availability \*

Council Band

Band F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

