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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Ramzy Bancroft



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*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



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

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

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

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

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

Garden

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

Garage

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

Council Tax

Band G

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

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

Landing

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

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

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

Subject to availability & change

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

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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		