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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

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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

Asking Price

£590,000



4 Bedroom(s)



2 Bathroom(s)



1760.00 sq ft



Contact our
Penylan Branch
02920 499680

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	En- Suite
Lounge 14'11m x 12'10m (4.55mm x 3.91mm)	Tenure Freehold - This is to be confirmed with your legal representative.
Dining Room 14'4m x 13'9m (4.37mm x 4.19mm)	Catchment Area Marlborough Primary School Cardiff High School
Kitchen Breakfast Room 19'10m x 8'0m (6.05mm x 2.44mm)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Ground Floor W.C	* Subject to availability *
Bedroom One 12'3m x 11'10m (3.73mm x 3.61mm)	Council Band Band F
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)	









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

