



Llwyn-Y-Grant Place, Penylan Cardiff CF23 9EX

welcome to

Llwyn-Y-Grant Place, Penylan Cardiff

A FOUR BEDROOM well presented mid terraced family home, with original features, set in this sought after location of PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal family home which deserves internal inspection.

Ground Floor

Entrance

Via a single glazed original wooden front door into:

Porch

Partially tiled walls, tiled flooring and single glazed wooden secondary internal door into:

Hallway

Stairs rising to first floor, parquet wooden flooring, dado rail, picture rail and access to:

Lounge

15' 9" Max into alcoves x 13' 8" Max into bay (4.80m Max into alcoves x 4.17m Max into bay)
Double glazed sash bay window to front aspect, gas fire inset into marble hearth with wooden mantel, picture rail and radiator.

Dining Room

15' 4" Max into bay x 14' 10" Max into alcoves (4.67m Max into bay x 4.52m Max into alcoves)
Double glazed window to rear aspect, breast wall opening for fireplace with marble hearth and wooden mantelpiece, decorative coving and picture rail.

Reception Room Three

11' 5" Max x 8' 11" Max (3.48m Max x 2.72m Max)
Double glazed window to rear aspect, breast wall with opening for fire, radiator, picture rail, laminate flooring, built in pantry and fitted Welsh dresser.

Kitchen

10' 6" x 7' 11" (3.20m x 2.41m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and combi grill, spaces for washing machine, dishwasher and fridge/freezer, cooker hood, wall mounted boiler, tiled splashback, vinyl flooring with quarry tiles underneath and double glazed window to rear aspect.

First Floor

Landing

Loft hatch, picture rail, dado rail, radiator and doors providing access to:

Bedroom One

14' 11" Max into bay x 14' 8" Max (4.55m Max into bay x 4.47m Max)
Double glazed sash bay window to front aspect, radiator, original fireplace, picture rail and fitted wardrobes in both alcoves.

Bedroom Two

14' 11" Max into bay x 11' 5" Max into alcoves (4.55m Max into bay x 3.48m Max into alcoves)
Double glazed bay window to rear aspect, radiator, picture rail, pedestal wash hand basin and fitted wardrobes.

Bedroom Three

11' 7" Max x 9' Max (3.53m Max x 2.74m Max)
Double glazed window to rear aspect, breast wall with period fireplace, radiator and picture rail.

Bedroom Four

9' 11" Max x 8' Max (3.02m Max x 2.44m Max)
Double glazed bay sash window to front aspect, radiator, picture rail, dado rail and fitted storage cupboard.

Shower Room

Fitted with a two piece suite comprising walk in shower, pedestal wash hand basin, radiator, vinyl flooring, partially tiled walls, shaver socket and double glazed obscure window to rear aspect.

Separate Wc

Fitted with a WC, tiled walls, vinyl flooring and double glazed obscure window to side aspect.

Outside

Front Forecourt

Original tiled footpath leading to front entrance and stone chipped area.

Rear Garden

Enclosed, with paved patio areas, stone chipped area, outside tap and powerpoint and wooden shed to remain.

Car Port

Brick built construction to rear, incorporating wood potting shed.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to
Llwyn-Y-Grant Place,
Penylan Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Shower Room and Separate WC
- Front Forecourt and Rear Garden
- Car Port

Tenure: Freehold EPC Rating: D

offers in excess of

£490,000



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Property Ref:
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