

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLWYN-Y-GRANT TERRACE
PENYLAN



HALL

LOUNGE

DINING AREA

KITCHEN

PANTRY

UTILITY AREA

WC

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3

2ND FLOOR LANDING

BEDROOM 4

ENSUITE SHOWER ROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by a buyers solicitor

COUNCIL TAX

Band - G

SCHOOL CATCHMENT

Marlborough Primary School (year 2024)

Cardiff High School (year 2024)

Ysgol Y Berllan Deg (year 2024)

Ysgol Gyfun Gymraeg Bro Edern (year 2024)




Subject to availability & change





LLWYN-Y-GRANT TERRACE

PENYLAN, CF23 9EW - £575,000

 4 Bedroom(s)  2 Bathroom(s)  1830.00 sq ft

We are excited to offer for sale this extended Four bedroom family home. This attractive period property has been much loved and renovated by the current family, and offers a lovely blend of modern family living and original character and features. Briefly offering an impressive entrance hall, complete with built in storage, front lounge, open plan kitchen dining and living area, pantry, utility room and toilet to the ground floor. Upstairs there is a bright landing with larger cupboard, stunning family four piece bathroom, and three bedrooms. on the second floor is a landing/ reading area, larger double bedroom with storage, and ensuite shower room. The property further benefits from a very generous and flat garden with patio, lawn and rear access. Located a short walk from a selection of schools, as well as Roath Park and Wellfield road, and easy access onto the M4, this is both a great house and location for a family.



PROPERTY SPECIALIST

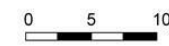
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Branch manager





Llwyn-Y-Grant Terrace, Penylan, CRF

Main Building: Total Interior Area 1791.13 sq 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.



Llwyn-Y-Grant Terrace, Penylan, Cardiff



| 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 | 74 | 83 |
| | EU Directive 2002/91/EC | |