

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLWYN - Y- GRANT ROAD
PENYLAN



HALLWAY

LIVING ROOM
4.70m x 5.79m (15'5" x 19')

FAMILY ROOM
3.96m x 5.21m (13' x 17'1")

DINING ROOM
2.95m x 3.76m (9'8" x 12'4")

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

SUN ROOM
2.69m x 2.16m (8'10" x 7'1")

LANDING

BEDROOM ONE
3.91m x 5.69m (12'10" x 18'8")

BEDROOM TWO
2.62m x 5.00m (8'7" x 16'5")

BEDROOM THREE
2.95m x 3.81m (9'8" x 12'6")

BEDROOM FOUR
2.64m x 3.23m (8'8" x 10'7")

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

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

GARDEN

GARAGE

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 ROAD PENYLAN, CF23 9ES - £599,950

 4 Bedroom(s)  1 Bathroom(s)  1858.00 sq ft

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.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Llwyn-Y-Grant Rd, Penylan, CRF

Main Building: Total Interior Area 1857.99 sq ft



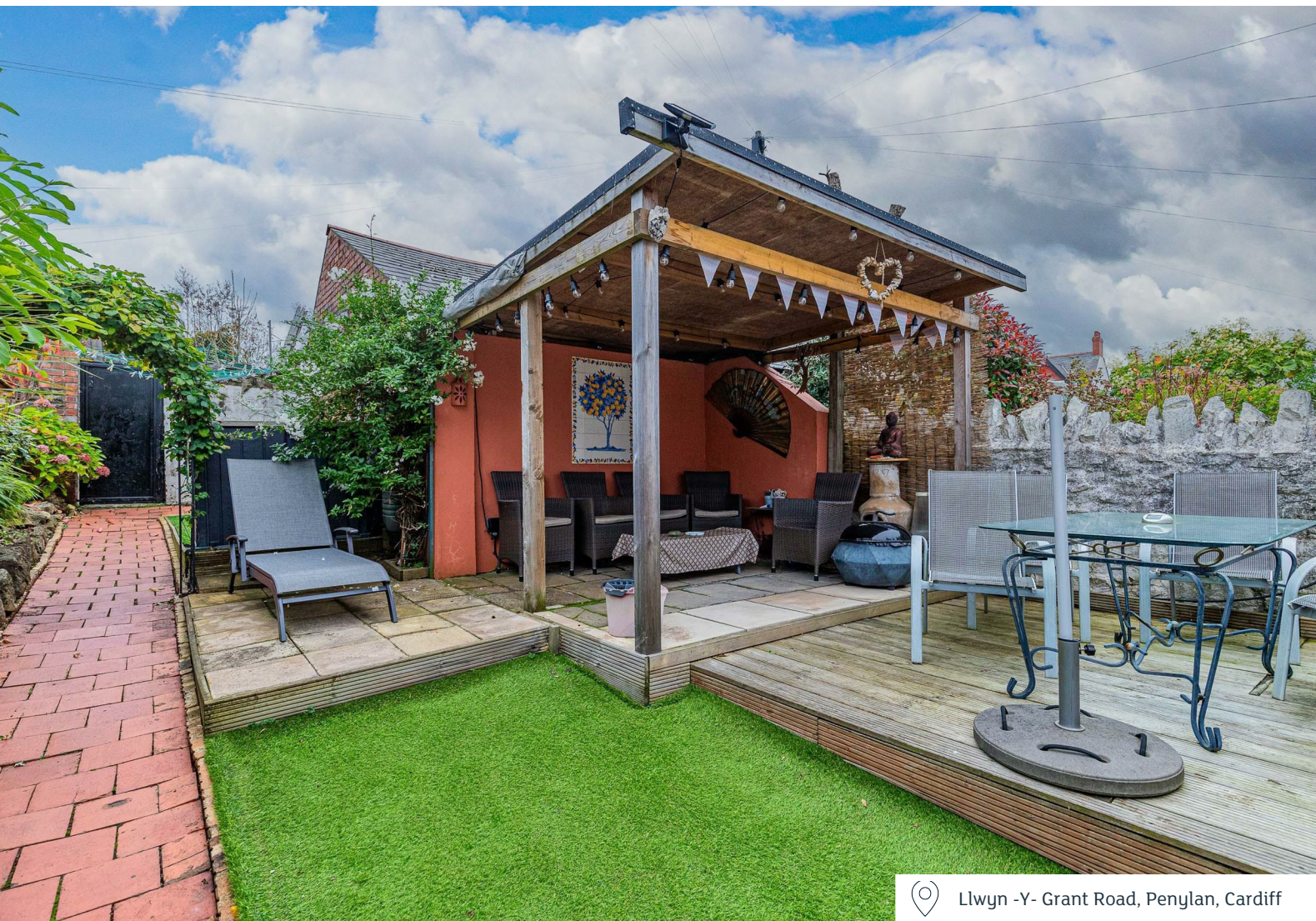
Ground Floor



1st Floor



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 Road, Penylan, Cardiff



Energy Efficiency Rating

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