

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")

#### W C

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.

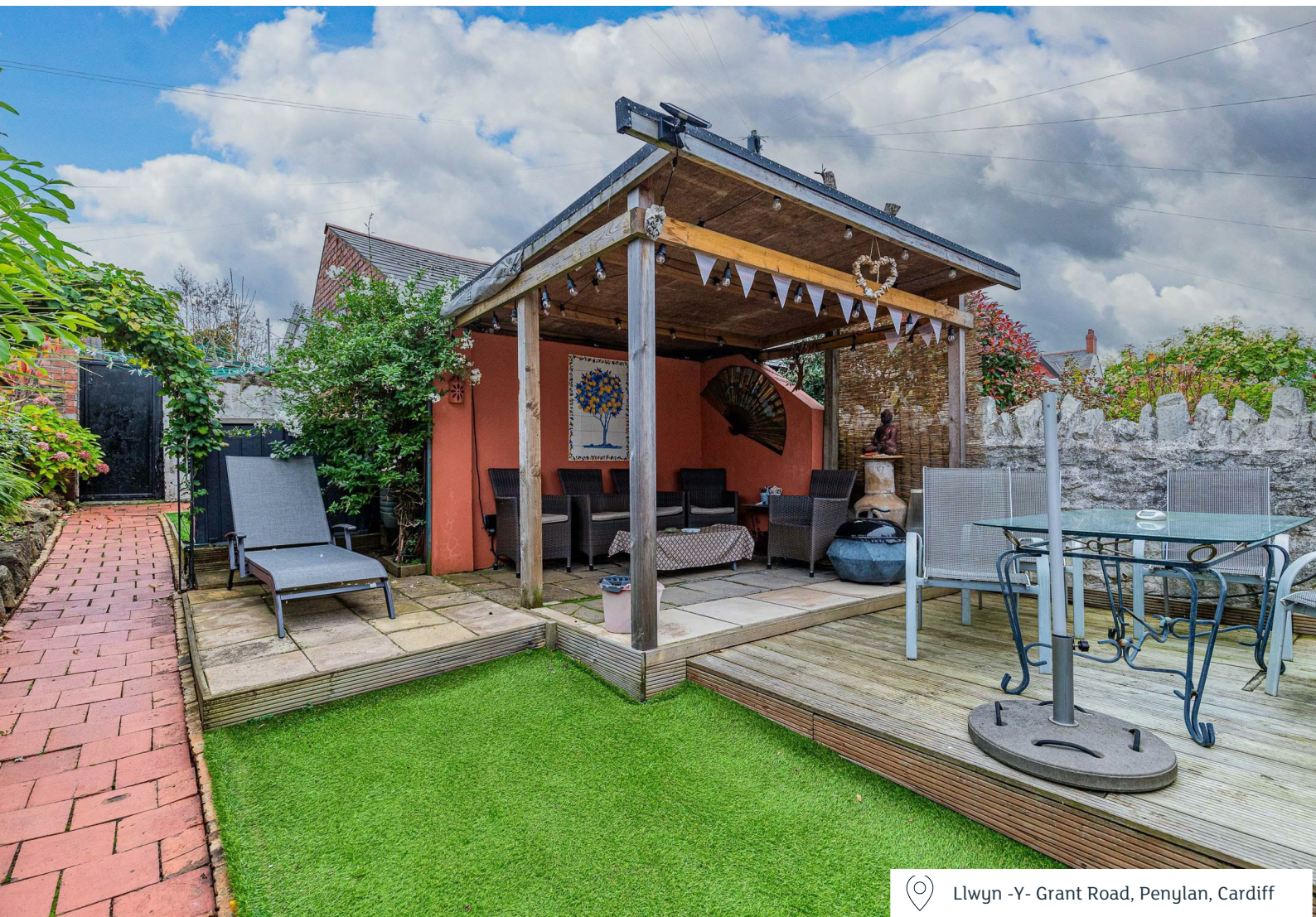


### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager





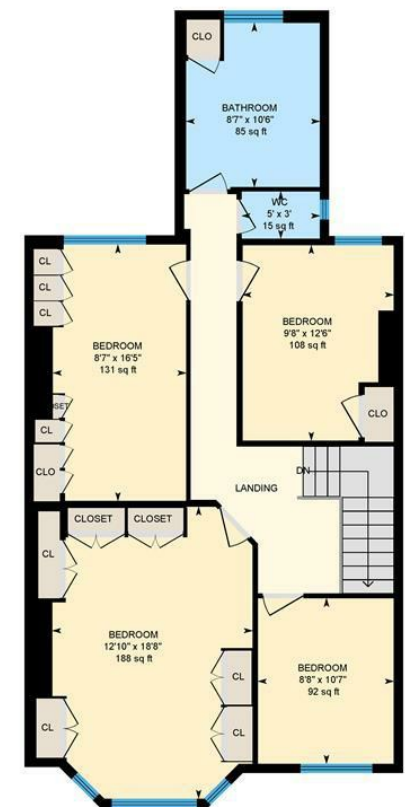


## Llwyn-Y-Grant Rd, Penylan, CRF

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.



### Energy Efficiency Rating

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