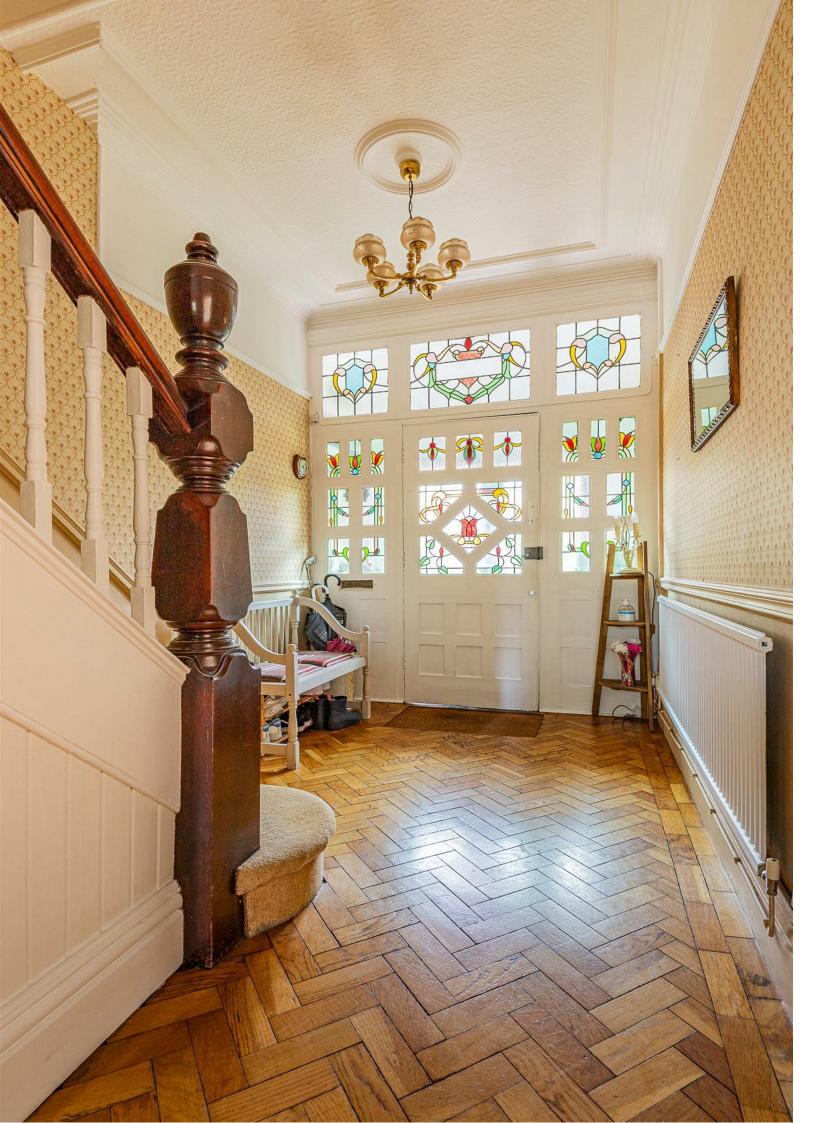
CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



LLWYN - Y- GRANT ROAD

PENYLAN

JeffreyRoss



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







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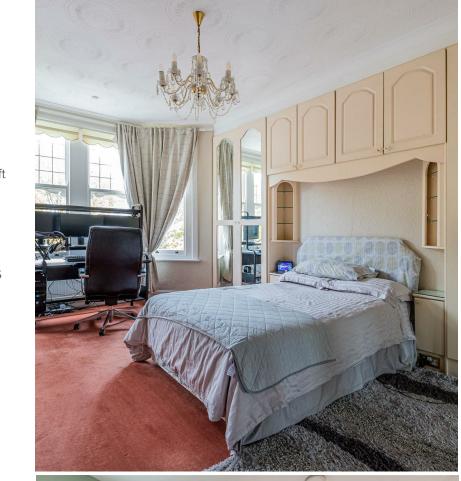
PENYLAN, CF23 9ES - £599,950



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.

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









PROPERTY **SPECIALIST** Mr Ramzy Bancroft Ramzy@jeffreyross.co.uk 02920 499680 Branch manager











 BiGUIDE



C Llwyn -Y- Grant Road, Penylan, Cardiff

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