

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLWYN-Y-GRANT PLACE  
PENYLAN





#### ENTRANCE HALL

**GROUND FLOOR W.C / UTILITY ROOM**  
1.35m x 2.62m (4'5" x 8'7")

**LOUNGE**  
3.91m x 5.36m (12'10" x 17'7")

**SITTING / DINING ROOM**  
4.39m x 4.22m (14'5" x 13'10")

**KITCHEN / BREAKFAST ROOM**  
2.49m x 7.77m (8'2" x 25'6")

#### LANDING

**BEDROOM ONE**  
3.81m x 5.36m (12'6" x 17'7")

**BEDROOM TWO**  
3.81m x 4.17m (12'6" x 13'8")

**BEDROOM THREE**  
1.98m x 2.34m (6'6" x 7'8")

**FAMILY BATHROOM**  
1.96m x 3.05m (6'5" x 10')

**BEDROOM FOUR / LOFT ROOM**  
4.57m x 5.56m (15' x 18'3")

**SECOND BATHROOM**  
2.13m x 2.13m (7' x 7')

#### GARDEN

#### TENURE

Freehold - This is to be confirmed

#### COUNCIL TAX

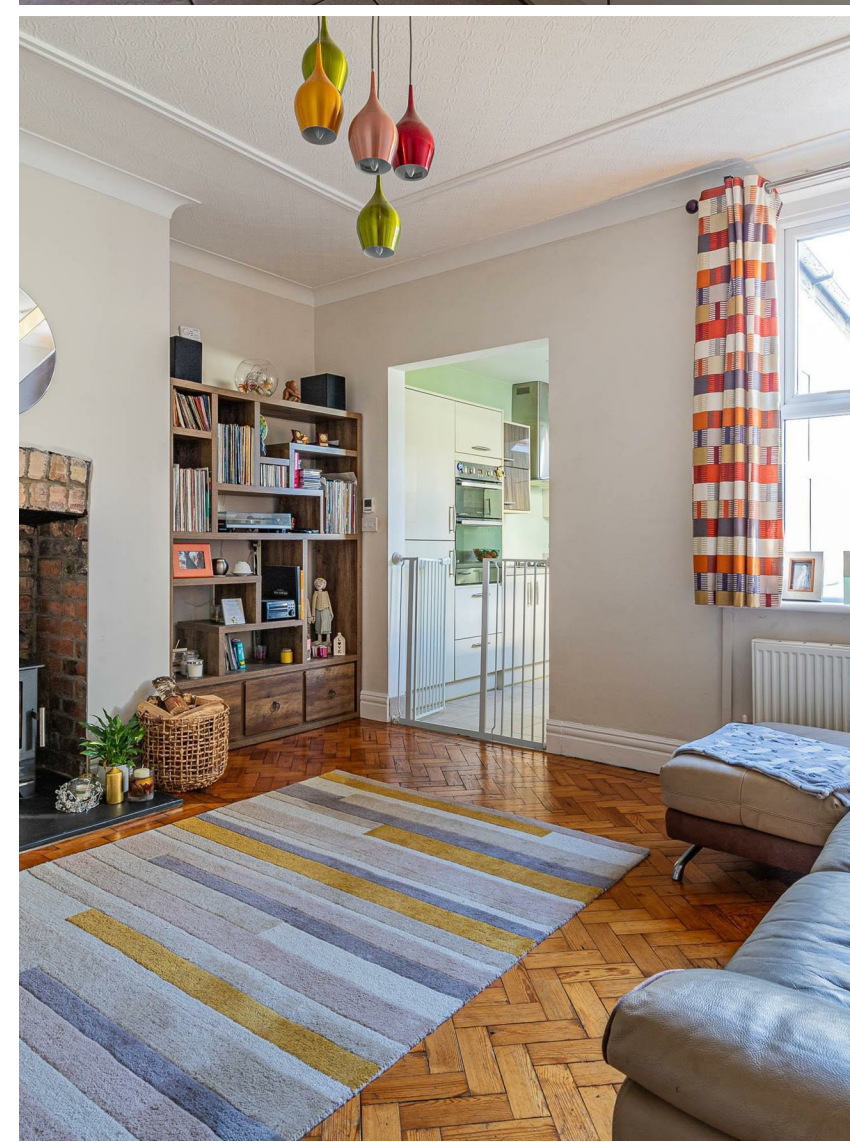
Band F

#### SCHOOL CATCHMENT AREA

Marlborough Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to availability \*










## LLWYN-Y-GRANT PLACE

PENYLAN, CF23 9EX - £580,000

 4 Bedroom(s)  2 Bathroom(s)  1742.00 sq ft

\*\*\* Guide price £580,000 - £590,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate four bedroom family home in Penylan. The property comprises of period entrance hall, good size lounge with wood burner and original features, sitting / dining room with additional wood burner, open plan kitchen / breakfast room with vaulted ceiling and Bi-fold doors onto the rear garden and Utility room / WC to the ground floor, to the first floor there are three bedrooms and a family bathroom, on the second floor there is a spacious loft conversion / bedroom with en-Suite shower room. Outside there is an enclosed south West facing rear garden with rear lane access and shed. The property also benefits from underfloor heating in the kitchen / dining / nook area.

Situated on a leafy quiet road with a short walk to local amenities, shops, parks and Cardiff City Centre.

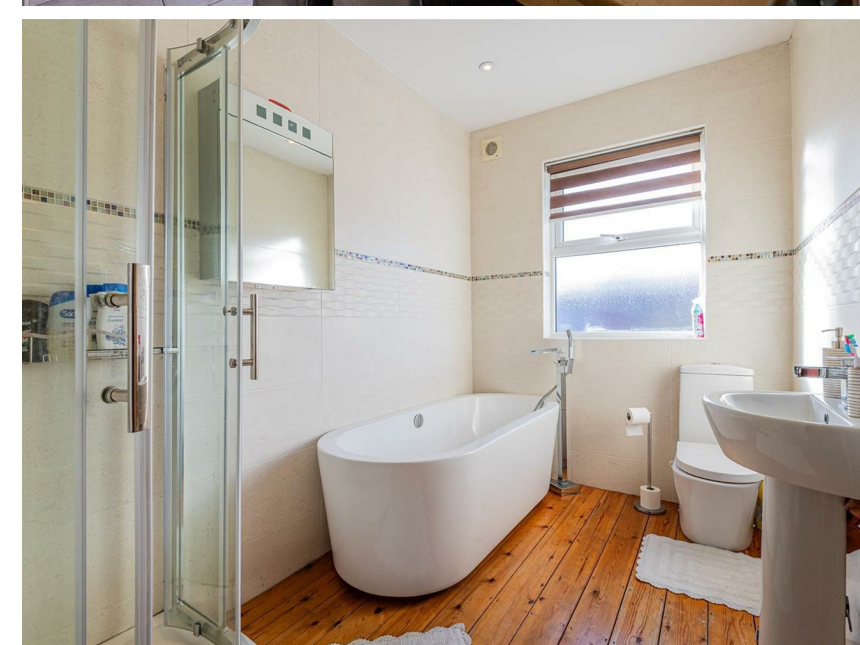
See below JR VR Tour

[https://youriguide.com/11\\_llwyn\\_y\\_grant\\_pl\\_penylan\\_](https://youriguide.com/11_llwyn_y_grant_pl_penylan_)




### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







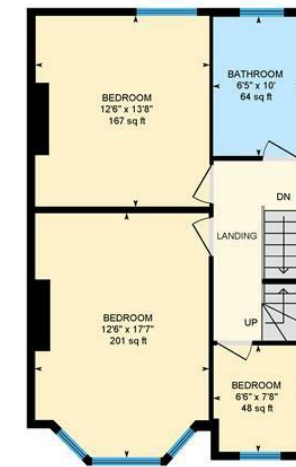
 Llwyn-Y-Grant Place, Penylan, Cardiff

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

Main Building: Total Interior Area 1742.47 sq ft



Ground Floor



1st Floor



2nd 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) A	74	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	81
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC