

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES & LETTINGS



LLWYN-Y-GRANT PLACE
PENYLAN





Immaculate - Beautifully presented period, family home in leafy road.

Comments by - Mrs Amanda Trinder



LLWYN-Y-GRANT PLACE

PENYLAN, CF23 9EX - OFFERS OVER - £600,000



4 Bedroom(s)



2 Bathroom(s)



1760.00 sq ft

*** Offers over £600,000 *** Jeffrey Ross are pleased to bring to the market this exceptional four bedroom family home nestled in a leafy road in a prime location. The property briefly comprises of entrance hall with parquet flooring, lounge with feature fire and surround, dining room with wood burner, ground floor W.C and modern kitchen / breakfast room with bi-fold doors onto rear garden. To the first floor there are three bedrooms and a family bathroom with separate shower and at the top of the house is a recently converted dormer style master suite with fitted wardrobes, en-suite and free standing bath.

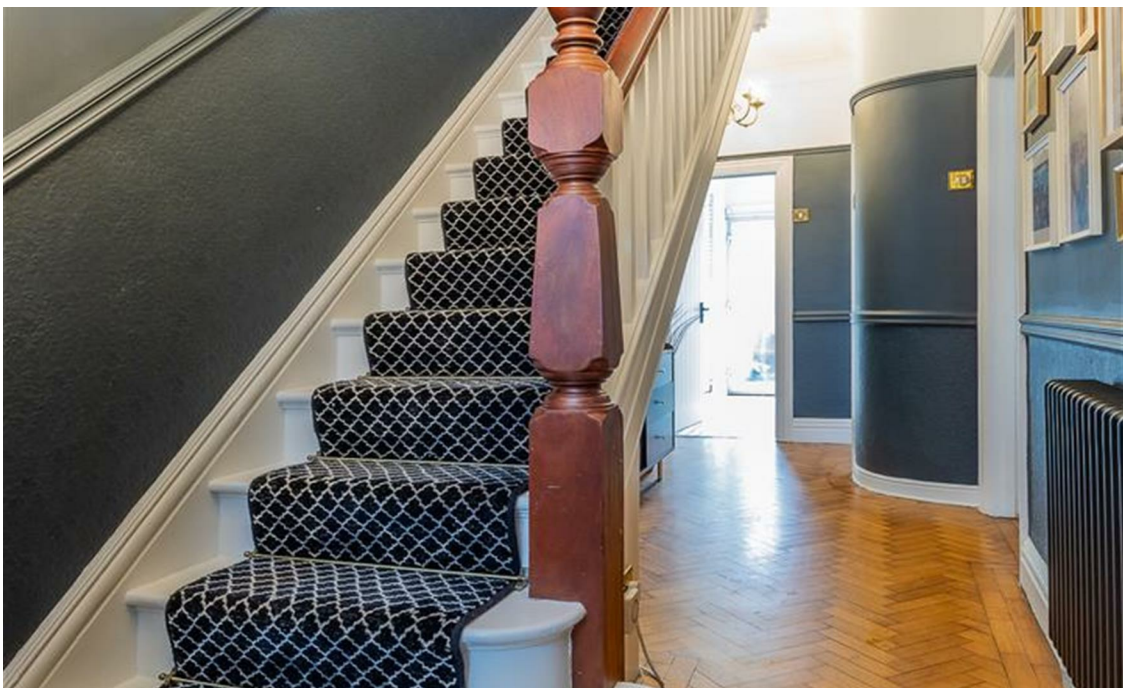
Outside there is an enclosed rear garden with rear access to a gated lane, decking and garage.

Situated in the ever popular area of Penylan with a short walk to local shops, parks, amenities as well as Cardiff City Centre.

PROPERTY SPECIALIST

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





Entrance Hall

Lounge
4.55mm x 3.91mm (14'11m x 12'10m)

Dining Room
4.37mm x 4.19mm (14'4m x 13'9m)

Kitchen Breakfast Room
6.05mm x 2.44mm (19'10m x 8'0m)

Ground Floor W.C

Bedroom One
3.73mm x 3.61mm (12'3m x 11'10m)

Bedroom Two
4.19mm x 3.73mm (13'9m x 12'3m)

Bedroom Three

Bathroom

Bedroom Four / Master Suite
6.93mm x 5.31mm (22'9m x 17'5m)

En- Suite

Tenure
Freehold - This is to be confirmed with your legal representative.

Catchment Area
Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to availability *

Council Band
Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



