PENYLAN

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Beautifully presented family home with generous loft conversion

Comments by Mrs Amanda Trinder

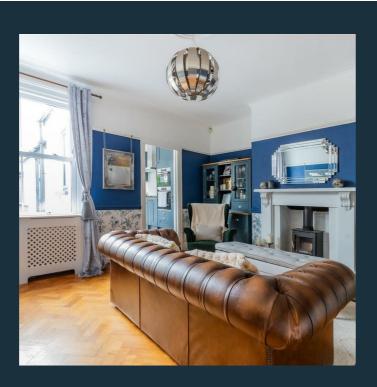


Property SpecialistMrs Amanda Trinder
Senior valuer

amanda@jeffreyross.co.uk

We love our family home, its situated in a prime location on a leafy road.

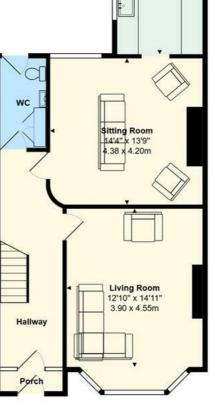
Comments by the Homeowner



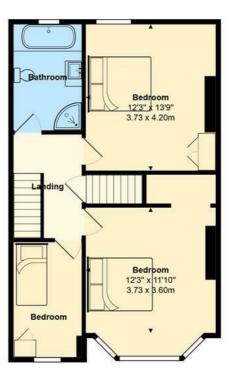
Llwyn Y Grant Place

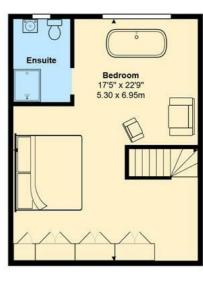
Total Area: 1760 ft² ... 163.5 m²

All measurements are approximate and for display purposes only



Kitchen 8'0" x 19'10" 2.45 x 6.04m









BRISTOL

CAERPHILLY

CARDIFF

VALE





Llwyn-Y-Grant Place

Penylan, Cardiff, CF23 9EX

£600,000









Contact our Penylan Branch 02920 499680

*** 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

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

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





Entrance Hall

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

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

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

Ground Floor W.C

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

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

Bedroom Three

Bathroom

CARDIFF

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

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

VALE CAERPHILLY BRISTOL www.jeffreyross.co.uk

