

FOR SALE

Llwyn -Y- Grant Road

Penylan, Cardiff, CF23 9ES

PENYLAN, CARDIFF

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ASKING PRICE

£600,000

4 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,858 SQ FT





OUR COMMENTS

Deceptively large with some stunning features you will struggle to see on other properties. A great family home



RAMZY BANCROFT
BRANCH MANAGER · PENYLAN



THE PROPERTY

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.

KEY FEATURES

4 BEDROOMS

GARAGE

3 REC ROOMS

SUN ROOM

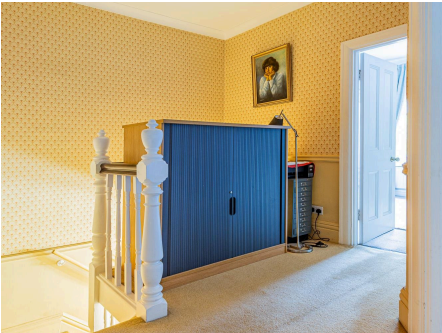
LOVELY LOCATION

FREEHOLD





INSIDE



OWNERS' COMMENTS

*A fantastic & spacious family home
showcasing beautiful and grand features.*

THE OWNERS
PENYLAN, CARDIFF



ACCOMMODATION

LIVING ROOM	4.70m x 5.79m
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FAMILY ROOM	3.96m x 5.21m
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DINING ROOM	2.95m x 3.76m
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KITCHEN	2.64m x 5.49m
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SUN ROOM	2.69m x 2.16m
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BEDROOM ONE	3.91m x 5.69m
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BEDROOM TWO	2.62m x 5.00m
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BEDROOM THREE	2.95m x 3.81m
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BEDROOM FOUR	2.64m x 3.23m
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BATHROOM	2.62m x 3.20m
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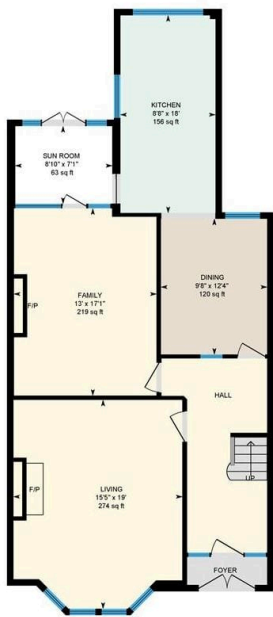
WC	1.52m x 0.91m
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SCHOOL CATCHMENT

*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 Rd, Penylan, CRF

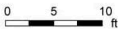
Main Building: Total Interior Area 1857.99 sq ft



Ground Floor



1st Floor

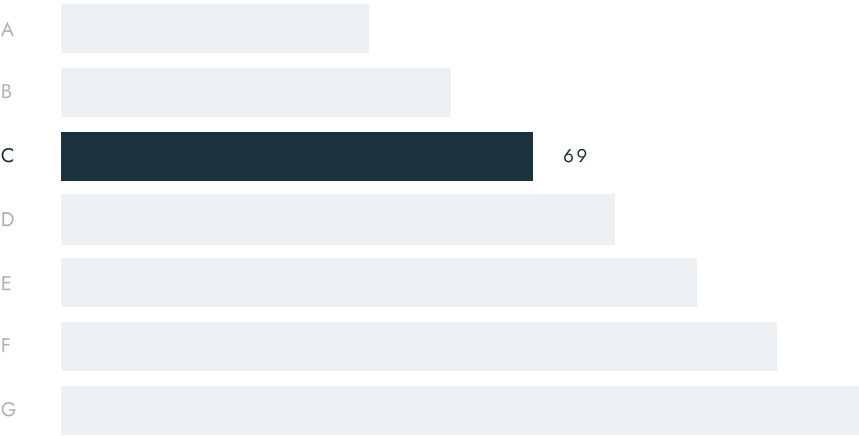


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy efficiency

Currently band C, with the potential to reach band C.



Rating 69 · potential 79. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,858 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 79

COME AND SEE IT

Arrange a viewing

*Our Penylan team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU