

# St. Catherines Mews

SEVERN GROVE, CARDIFF, CF11 9ER

GUIDE PRICE £200,000

Hern &  
Crabtree





# St. Catherines Mews

An attractive purpose built top floor apartment with parking - situated in the heart of Pontcanna on the highly desirable Severn Grove, tree lined street.

This stunning home is within easy walking distance to some wonderful amenities including: Kings road market, restaurants, bars, boutiques and cafes. Furthermore, there are some superb parks and green spaces close by with Pontcanna fields, Thompsons park and Sophia gardens & Bute park - all close at hand.

The apartment is beautifully presented throughout and viewings come highly recommended to appreciate the standard on offer and in brief comprises: communal entrance, inner hall, a superb contemporary kitchen/ diner, stylish lounge, double bedroom with fitted wardrobes and a stylish shower room.



**466.00 sq ft**

#### Communal Entrance

Stairs rising up to the top floor.

#### Inner Hall

Enter via a FS30 compliant composite door into the hallway. Communal entrance phone. Vinyl flooring. Spotlights. Cupboard housing fuse box. Feature beam. Inbuilt storage bench with Minerva top. Access to all rooms. Original oak door frames.

#### Living Room

A beautifully presented reception room. Double glazed window to the front elevation. Electric radiator. Smooth plastered ceiling. Wood laminate flooring. Feature brick wall.

#### Bedroom

A light and well presented bedroom. Double glazed window to the front elevation. Electric radiator. Two sliding mirrored wardrobes with LED lighting. Wood laminate flooring. Wainscot Panelling. Textured gilded ceiling.

#### Kitchen/Breakfast Room

L-shape modern fitted kitchen. Double glazed window to the rear elevation. Wall and base units with Minerva worktops over. Integrated induction hob with cooker hood over and tiled splashback. Integrated oven. Integrated microwave. Integrated full length dishwasher. Space for fridge freezer. Stainless steel integrated one and half bowl sink and drainer with mixer tap. Tiled flooring. Electric radiator.

#### Shower Room

Double glazed window to the rear elevation. W/C and wash hand basin. Shower quadrant with electric shower and raindrop shower head. Tiled walls. Vanity cupboard. Heated towel rail. Tiled flooring. Hidden retractable washing line. Plumbing for washing machine. Fitted storage cupboards. Space for condenser tumble dryer.

#### Parking & Storage

The property has off street private undercroft parking and even benefits from its own storage area suitable for bike storage.

#### Tenure

Share of the freehold. 999 year lease from 2018 with 992

years remaining. Peppercorn ground rent. Service and Maintenance Charges £125 pcm.

#### Additional Information

Council Tax Band (Cardiff). EPC rating.

#### Disclaimer

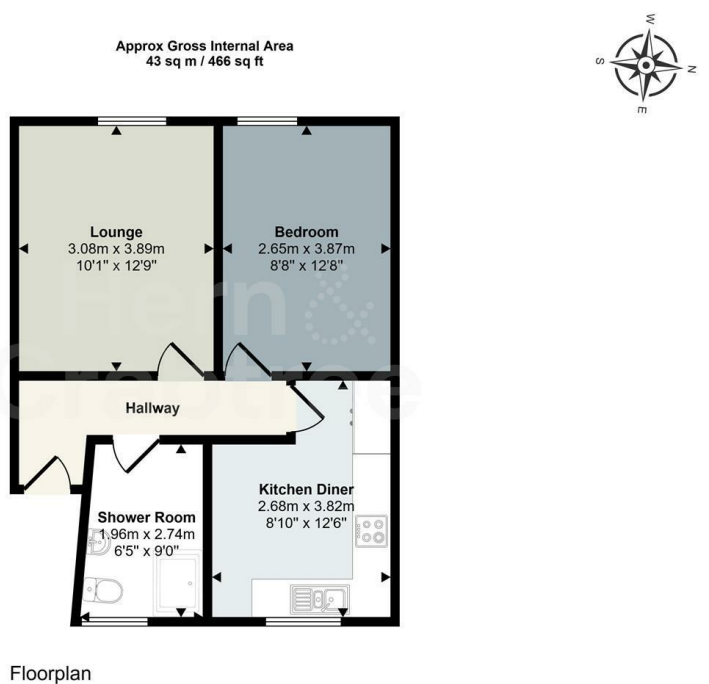
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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