

# Severn Grove

CARDIFF, CF11 9EN

GUIDE PRICE £400,000

Hern &  
Crabtree



# Severn Grove

A beautifully presented cottage style property situated on the ever popular, tree lined Severn Grove of Pontcanna.

The property opens into a light-filled, open-plan living and dining room, where well-proportioned rooms flow effortlessly from front to back, creating an inviting setting for both everyday living and entertaining. A feature fireplace creates a lovely focal point and a door leads immediately out on to the generous garden.

To the rear, the modern kitchen/ breakfast room enjoys a pleasant outlook over the lovely garden. A thoughtfully landscaped rear garden offers a private outdoor retreat, ideal for summer evenings and relaxed weekends.

Upstairs, there are two good-sized double bedrooms, both presented to a high standard and offering comfortable, versatile accommodation. A well-appointed four-piece family bathroom completes the first floor, adding a sense of quality and practicality that enhances day-to-day living.

Set within a highly sought-after residential location, Severn Grove is prized for its community feel, convenience and easy access to local amenities, green spaces and transport links.



# 790.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

## Entrance

Double glazed obscure door to the front elevation with window over.

## Lounge/Diner

Double glazed window to the front elevation. Double glazed French doors to the rear elevation with window over. Chimney breast with inset for electric fire. Fitted storage into alcoves. Stairs rise up to the first floor. Understairs storage cupboard. Wooden flooring. Radiator. Squared off archway to the kitchen.

## Kitchen

Double glazed window to the side elevation. Double glazed French doors to the rear elevation with window to the side. Pitched skylight roof. Wall and base units with wooden worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Integrated wine cooler. Integrated fridge freezer. Plumbing for washing machine. Tiled flooring. Radiator.

## Landing

Stairs rise up from the entrance. Wooden handrail and spindles. Radiator. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

## Bathroom

Two double glazed skylight windows. W/C and wash hand basin. Shower quadrant with fitted shower and glass sliding door. Bath with central mixer taps. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Paved patio. Astro turf lawn. Raised patio seating area. Side return.

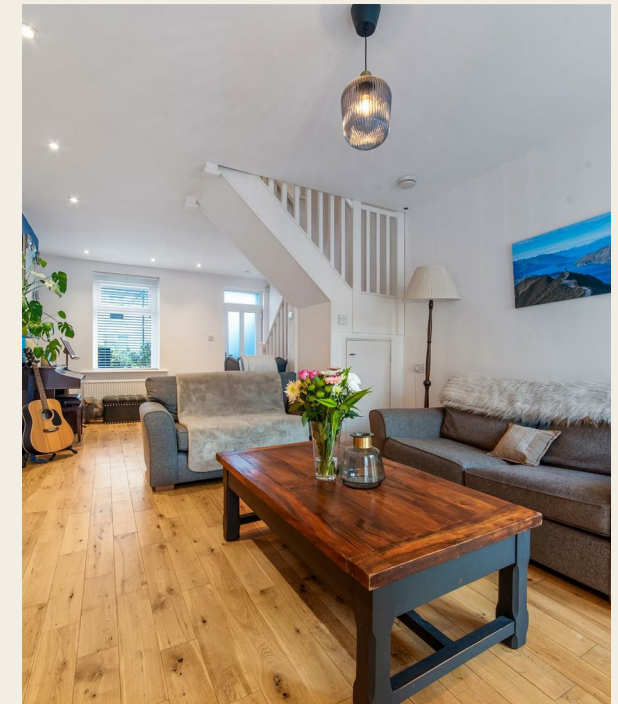
## Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating C.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

