Severn Grove

PONTCANNA, CF11 9EN

GUIDE PRICE £385,000

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.

Approx 790.00 sq ft

Council Tax Band: F

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.

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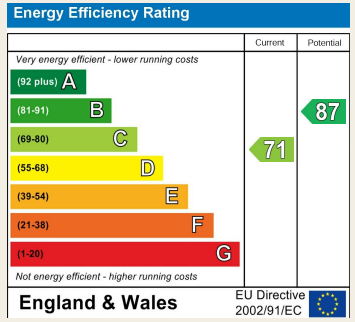

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