Severn Grove

PONTCANNA, CF11 9EY

GUIDE PRICE £450,000

Hern & Crabtree

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Set in the heart of Pontcanna, this detached property offers a rare combination of privacy, convenience and city living.

Tucked away from the road, the property enjoys a quiet and secure setting, while also benefiting from private off-road parking alongside the house, with the potential to install an electric vehicle charging point.

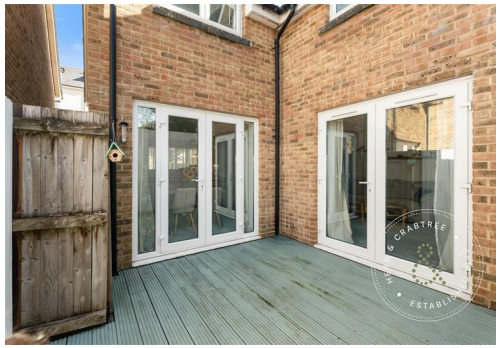
The ground floor is centred around a generous open-plan kitchen, dining and living space. The kitchen is fitted with a range of wall and base units, integrated cooking appliances and a breakfast bar, while the adjoining dining area has ample room for a full-size table. Beyond, the lounge provides a comfortable seating area with a feature fireplace and French doors opening onto the enclosed rear courtyard. Completing the ground floor is an entrance hall with stairs to the first floor and a useful WC.

Upstairs are two well-proportioned double bedrooms. The main bedroom is particularly spacious and has direct access into the main bathroom. The bathroom can also be accessed independently from the landing, making it practical for both bedrooms and guests. It is fitted with a bath, separate shower enclosure, WC and wash basin.

Externally, the property has an enclosed rear courtyard/decked garden, accessed directly from the living space, providing a low-maintenance area for outdoor seating.

Ideally positioned to enjoy the best of Pontcanna, with Llandaff Fields and Pontcanna Fields just moments away, as well as an excellent selection of independent restaurants, cafés and local amenities. Chapter Arts Centre and Cardiff city centre are also within easy walking distance.

A distinctive home in one of Cardiff's most desirable neighbourhoods, combining the feel of a peaceful residential setting with the convenience of having the city on your doorstep.



Approx 992.00 sq ft

Council Tax Band: F

Entrance Hall
Enter via a obscure double glazed door to the front elevation with glazed panel and adjacent window. Stairs rise to the first floor, with doors leading to the ground floor WC and open-plan living accommodation. Radiator. Wooden laminate flooring.

Cloakroom
Fitted with a WC and wash basin with tiled splashback and wall-mounted mirror. Radiator. Vinyl flooring.

Kitchen
Double glazed window to the front elevation. Open to the dining area. Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel one and half bowl sink and drainer. Integrated four ring gas hob with extractor hood over, tiled splashback and fitted oven beneath. Integrated base fridge freezer. Space and plumbing for a washing machine. Peninsular breakfast bar providing additional worktop and seating space. Tiled flooring. Radiator.

Dining Area
Double glazed French doors open onto the rear courtyard. Open-plan to both the kitchen and lounge, with space for a dining table and chairs. Radiator. Understairs storage cupboard.

Lounge
Double glazed French doors open onto the rear courtyard. Open-plan to the dining area. Feature fireplace with inset fire, stone surround and hearth. Radiator.

Landing
Doors to both bedrooms and the main bathroom, with the bathroom also accessible directly from the main bedroom. Wooden handrail and spindles.

Bedroom One
Double glazed windows overlooking the front and rear. Door providing direct access to the main bathroom, together with a further door to the landing. Useful fitted storage cupboards. Radiator.

Bedroom Two
Double glazed windows to two elevations, providing plenty of natural light. Door from the landing. Radiator.

Bathroom
Double glazed window. Accessed from both the first floor landing and Bedroom One. Fitted with a panelled bath, separate shower enclosure, WC and pedestal wash basin. Wall-mounted mirror and partially tiled walls. Radiator. Vinyl flooring. Extractor fan. Shaver point

Rear Courtyard
Enclosed, low-maintenance courtyard with decked flooring, accessed via French doors from both the lounge and dining area.

Parking
The property benefits from an allocated parking space within the development.

Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating C.
Grounds maintenance charge of communal areas £115.01 per annum

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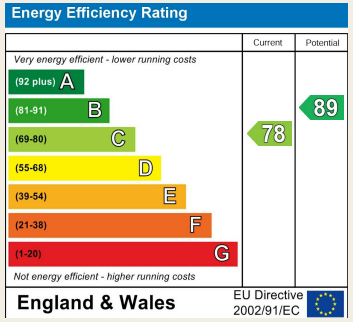

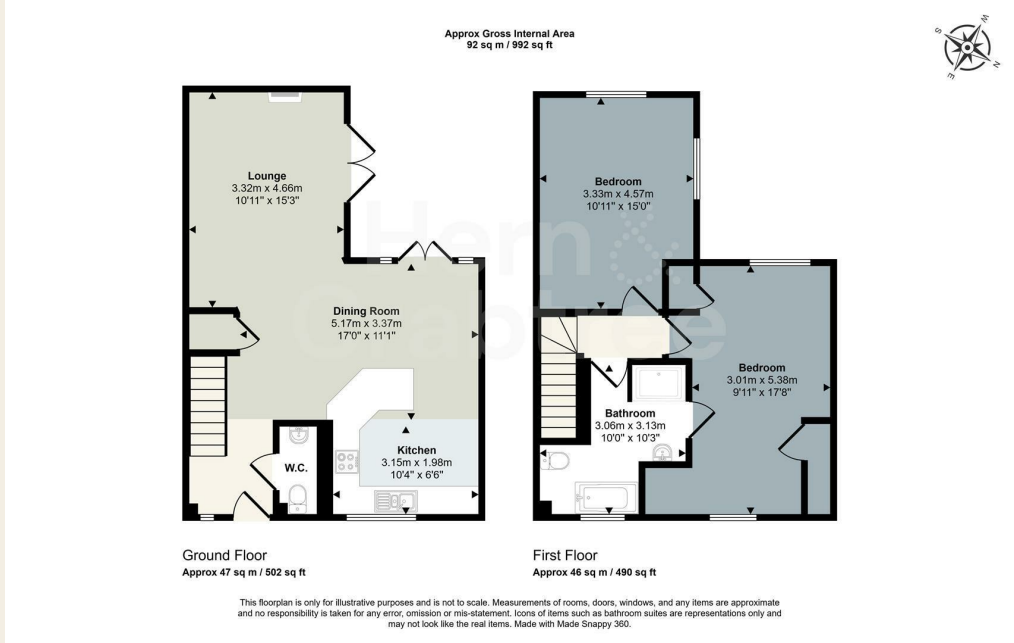

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