

# Severn Road

CARDIFF, CF11 9EB

**GUIDE PRICE £475,000**

**Hern &  
Crabtree**





# Severn Road

A stunning traditional home situated on the sought after Severn Road in the vibrant area of Canton, Cardiff.

This charming property offers a delightful blend of modern living and traditional comfort, this property is perfect for families or those seeking extra space. The beautifully presented interiors create a warm and inviting atmosphere throughout the home and must be viewed to be fully appreciated.

As you enter, you are greeted by a lovely front that sets the tone for the rest of the property. The open plan kitchen and dining room is a standout feature, providing an ideal space for entertaining guests or enjoying family meals. The kitchen is well-equipped, making it a joy for any home cook. Additionally, a convenient utility room adds practicality to daily living. The cozy lounge offers a wood burning stove and lovely carpentry.

The location of this property is particularly sought after, with a range of local amenities, parks and excellent transport links nearby. Canton is known for its vibrant community and offers a variety of shops, cafes, and restaurants, ensuring that everything you need is within easy reach.

This mid-terrace house is not just a place to live; it is a home that offers comfort, style, and a fantastic lifestyle in one of Cardiff's most desirable areas.



## Reception hall

The property is entered through panelled door to the hallway with window above offering light. Radiator. Feature flooring. Staircase rising to the first floor with newel posts and spindles. Door to understairs storage cupboard. Door to:

## Cloakroom

A modern two piece suite in white comprising: Low level WC and wash hand basin set into vanity unit with mixer tap above. Radiator. Tiled flooring. Smooth plastered ceiling. Spotlights to the ceiling. Extractor.

## Lounge area

A beautifully presented lounge area with double glazed window to the front elevation. Feature fireplace with wood burner and slate hearth. Well designed carpentry to the alcoves of the chimney breast, which are fitted with shelving and storage cupboards, one of which offers an ideal space for TV. Feature flooring. Double, sliding pocket doors give access to the dining area.

## Dining area

A lovely open plan dining area, perfect for families and entertaining. Feature built in glass display cabinet with cupboards above and below. Continuation of feature flooring. Smooth plastered ceiling. Contemporary style vertical radiator. Access to:

## Kitchen

A superb open plan kitchen, designed well to incorporate maximum storage and counter space. Offering an extensive range of matching wall and base units with white panelled doors and work surfaces over and splashbacks. Space for range cooker with chimney style extractor fan over. One and a half bowl stainless steel sink drainer unit with mixer tap above. Integrated dishwasher. Integrated fridge freezer. Good size pantry storage cupboard. Continuation of feature flooring. Smooth plastered ceiling. Spotlights to the ceiling. Feature skylight window. Double opening double glazed french doors to the rear elevation giving access to the garden. Double glazed window to the rear elevation. Door to:

## Utility room

A useful additional room, offering space and plumbing for washing machine and tumble dryer. Offering matching wall and base units with cupboards in white with complementary work surfaces over and ornate tiles. Stainless steel sink drainer unit with mixer tap. Double glazed window to the rear elevation with aspect to the garden.

## Landing

A split level landing. Access to the loft space. Radiator. Smooth plastered ceiling. Access to bedrooms and bathroom.

## Bedroom one

A beautifully presented, double bedroom. Double glazed window to the rear elevation with aspect to the landscaped garden. Radiator. Smooth plastered ceiling. Coving to the ceiling. Fitted wardrobes offering storage with feature panelled wall.

## Bedroom two

A light, second double bedroom. Double glazed window to the front elevation. Two built in double wardrobes providing storage facilities. Panelled radiator. Smooth plastered ceiling. Coving to the ceiling.

## Bedroom three

Double glazed window to the front elevation. Panelled radiator. Smooth plastered ceiling. Coving to the ceiling.

## Family bathroom

A contemporary four piece suite comprising: panelled bath with central mixer taps and shower attachment, walk in shower cubicle with mains pressure shower, tray and screen, wash hand basin set into vanity unit with storage cupboards and WC with hidden cistern. Walls are part tiled. Heated towel radiator. Double glazed window to the rear elevation. Smooth plastered ceiling. Spotlights to the ceiling. Extractor fan.

## Outside front

An attractive frontage with an enclosed garden. Low level walling with hedging and wrought iron pedestrian gate allows access to the front of the property with paved pathway. Garden mainly laid to slate chippings.

## Outside rear

A good size, enclosed rear garden with timber fencing. The garden has been well designed and offers a paved sun terrace area, ideal for outside table and chairs. There is a lawned garden area to one side and raised beds and chippings to the other. Garden shed to remain, being used as a home office with internet connection, lighting and electric.

## Disclaimer

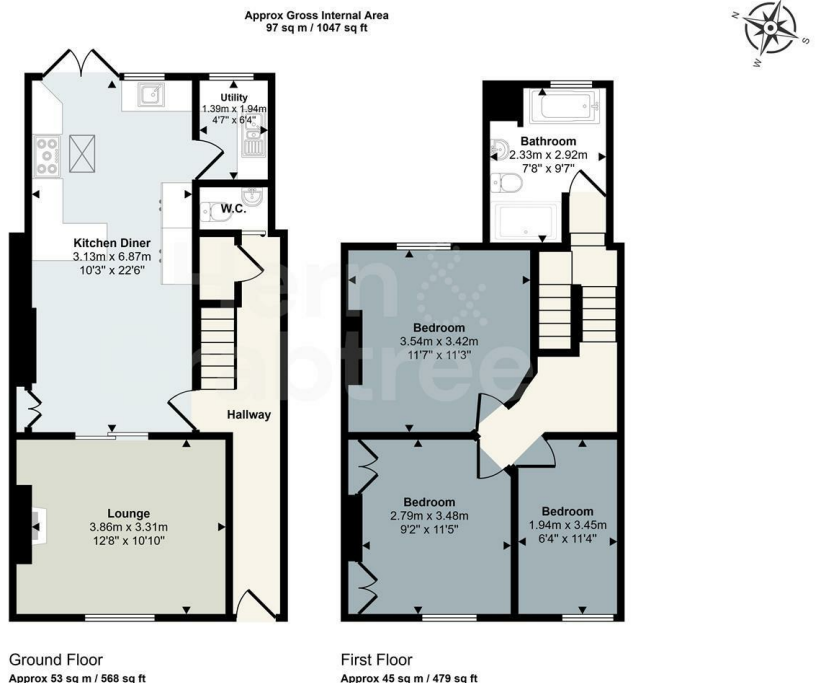
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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