

Severn Grove

CARDIFF, CF11 9EP

GUIDE PRICE £240,000

Hern &
Crabtree



Severn Grove

Spacious & recently renovated maisonette with a fantastic layout - having two bedrooms and a duplex floorplan!

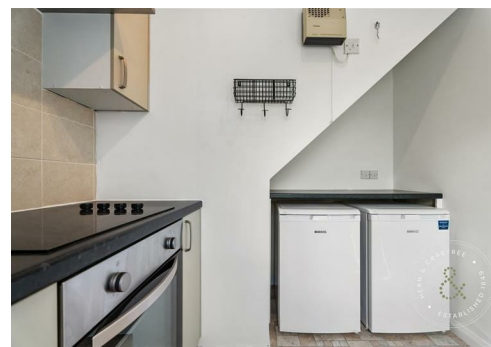
Located in the incredibly popular Forest Court on one of the most sought after roads in Pontcanna - Severn Grove.

The property includes a neat kitchen with integrated dishwasher, a good size open plan lounge/dining room, a bright landing giving access to the two bedrooms and a modern shower room.

Further benefits include: allocated parking space, external storage and visitor parking.

This superb property is situated within easy walking distance of local cafés, shops, and places to eat. Public transport options, including train and bus links, are nearby and provide access into the city centre. Parks and green spaces are also close, offering options for walks and outdoor time.

Please contact Hern and Crabtree Pontcanna for more information and to arrange your viewing today!



636.00 sq ft

Reception Hall

Enter via a wooden panelled door to the front elevation with window. Coved ceiling. Electric radiator. Doors leading to:

Lounge/Diner

Double glazed sliding doors to a Juliette balcony. Coved ceiling. Two electric radiators.

Kitchen

Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for base fridge. Space for base freezer. Electric heater. Vinyl flooring.

Landing

Stairs rise up from the reception hall. Wooden handrail and spindles. Matching bannister. Skylight window. Coved ceiling. Loft access hatch. Fitted storage cupboard with hot water tank.

Bedroom One

Double glazed window to the front elevation. Coved ceiling. Electric radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Electric radiator.

Bathroom

Double glazed skylight window. W/C and wash hand basin. Bath with mixer taps, electric shower over and glass splashback screen. Electric heater. Shaver point. Wet wall panelling. Vinyl flooring.

Parking

Allocated parking space. Visitor parking available.

Tenure

Share of the freehold. 999 years from 1989 with 962 years remaining. Peppercorn ground rent. Annual service and maintenance charges £1,100.

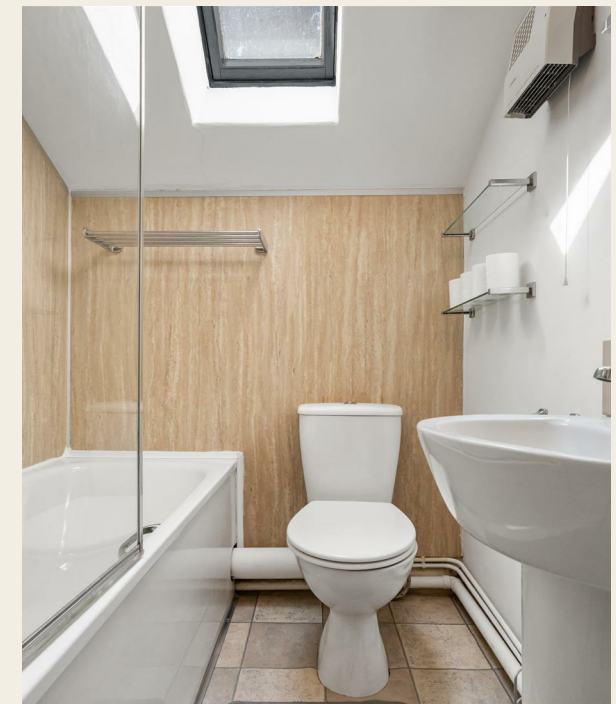
Additional Information

Council Tax Band D (Cardiff). EPC rating C.

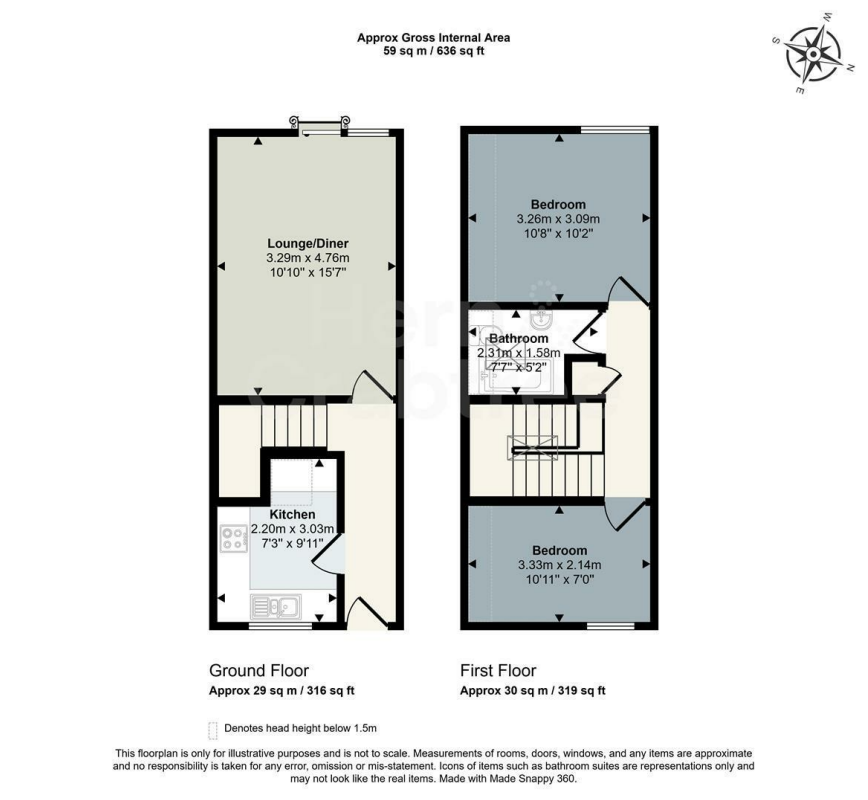
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

