

Severn Grove

PONTCANNA, CF11 9EN

GUIDE PRICE £425,000

**Hern &
Crabtree**



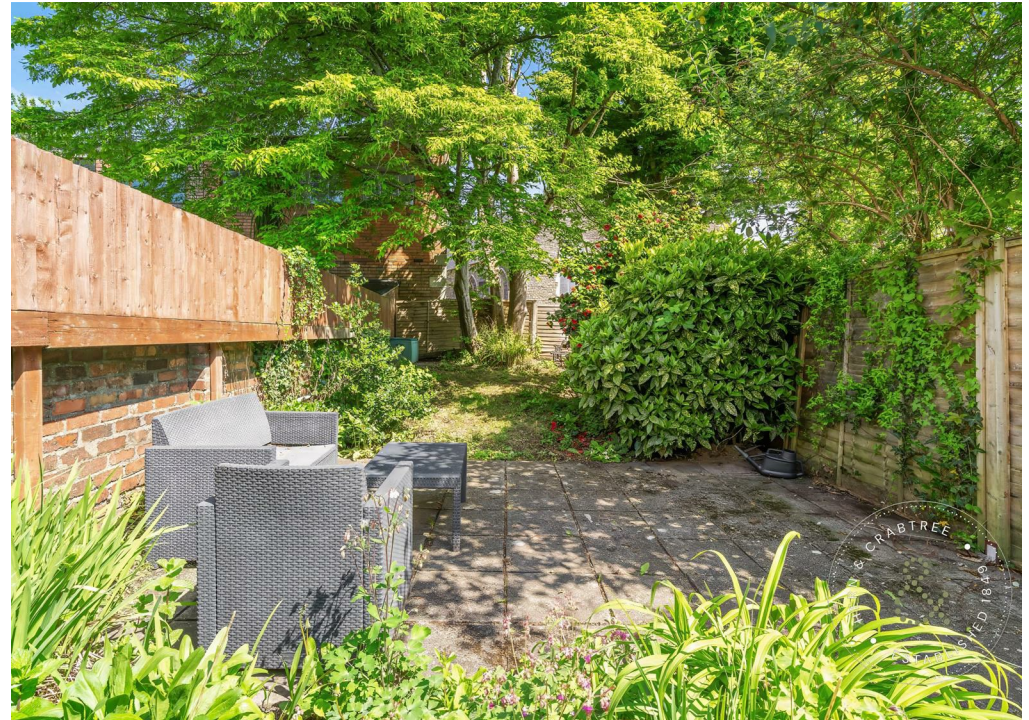
Severn Grove

Beautifully presented two-bedroom terrace in the heart of Pontcanna - on one of the most desirable, tree lined roads & offered for sale with No Onward Chain!

Nestled in the highly sought-after Pontcanna area, this stunning two-bedroom terrace home is finished to a high standard throughout, there is a lovely open plan reception room, the property boasts a spacious open-plan kitchen/diner and opens out to a generously sized rear garden, perfect for summer evenings or gardening enthusiasts.

Inside, the home is beautifully presented with modern interiors, offering a seamless flow of light and space. Two well-proportioned double bedrooms provide comfortable accommodation, while the spacious kitchen/diner is fitted with contemporary finishes and opens directly onto a large private rear garden.

Located in a prime Pontcanna position, this property is within walking distance of local cafés, parks, and Cardiff city centre, making it an exceptional opportunity for professionals, couples, or small families.



1028.00 sq ft

Front

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

Hallway

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

13'4" max x 12'6" max

Double glazed sash window to the front elevation. Radiator. Log burner fire with cast iron fireplace and slate hearth. Archway leading to the sitting room.

Sitting Room

9'3" max x 9'2" max

Double glazed sash window to the rear elevation. Radiator. Shelving and storage cupboard into alcoves. Archway leading to the living room.

Kitchen/Diner

22'3" max x 8'0" max

Double glazed windows to the side and rear elevation. Double glazed skylight window. Double glazed PVC door leading to the rear garden. Wall and base units with worktops over. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated double oven and grill. One and half bowl ceramic sink and drainer with mixer tap. Plumbing for washing machine. Space for dishwasher. Radiator. Tiled flooring.

Landing

Stairs rise up from the hallway. Dog-leg staircase. Wooden handrail and spindles. Matching bannister. Loft access hatch.

Bedroom One

15'10" max x 11'6" max

Two double glazed sash windows to the front elevation. Radiator. Chimney breast inset with exposed brickwork.

Bedroom Two

11'3" max x 10'8" max

Double glazed sash window to the rear elevation. Radiator.

Bathroom

11'11" max x 8'4" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with mixer tap. Double shower tray with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Fitted linen cupboard with concealed gas combination boiler.

Garden

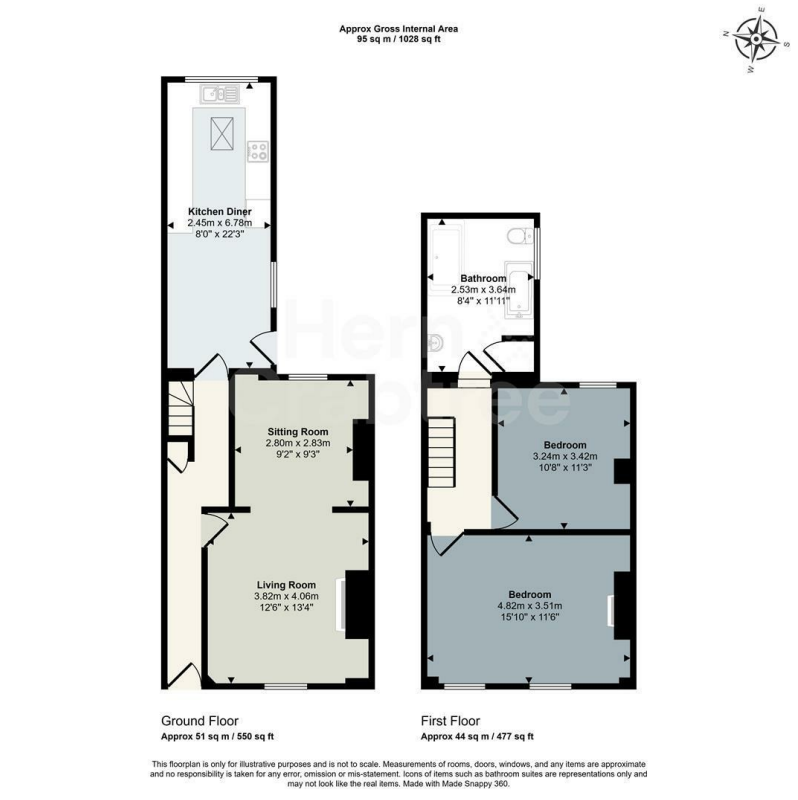
Enclosed rear garden. Paved seating area. Mature shrubs and trees. Flower borders. Side return. Outside light. Cold water tap. Outside power point.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

