

Severn Grove

CARDIFF, CF11 9EN

£1,995 PER CALENDAR MONTH

Hern &
Crabtree



Severn Grove

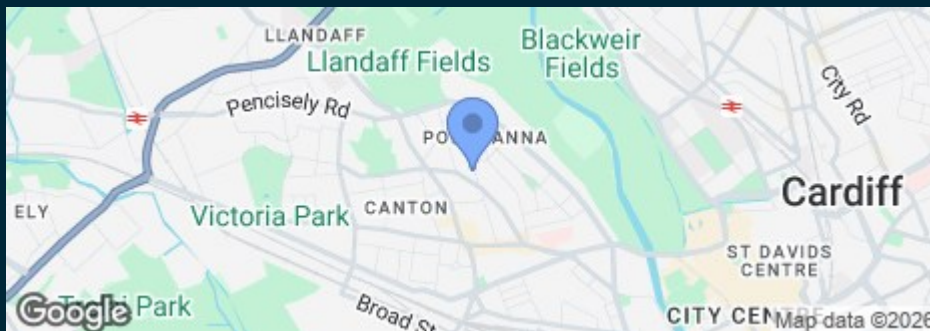
A beautifully presented and tastefully appointed mid-terrace home, ideally situated on the highly sought-after Severn Grove in Pontcanna. This charming property offers a lovely blend of period character and modern living.

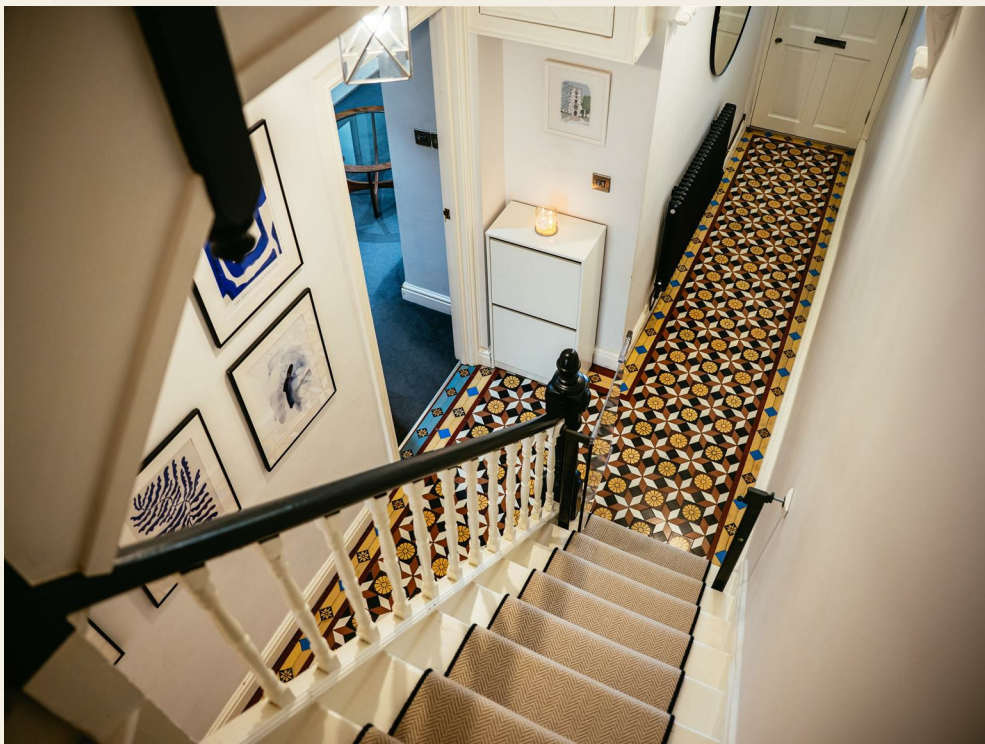
The property opens into a light and spacious reception room, featuring a striking bay window and two traditional fireplaces, one of which benefits from a living flame gas fire, creating a warm and inviting living space. To the rear, a superbly appointed kitchen and breakfast room provides an excellent range of storage with quartz worktops and integrated appliances, alongside a separate utility room and convenient downstairs cloakroom. The adjoining dining area enjoys French doors which open directly onto the rear garden, allowing for an effortless connection between indoor and outdoor living. Upstairs offers a double master bedroom, a well-proportioned second bedroom with fitted wardrobes, and a large contemporary bathroom fitted with both a bath and separate shower cubicle. A staircase leads to the loft floor, where a useful additional room provides flexible space, ideal for use as a guest bedroom, home office or study.

Externally, the property benefits from a delightful rear garden with a sunny aspect, complete with a covered pavilion fitted with power, lighting and heating, offering a unique and versatile space suitable for year-round use. Situated in the heart of Pontcanna, within walking distance of a wide range of independent cafés, restaurants and green spaces, as well as offering excellent access to Cardiff City Centre.

£1995 PCM. Part Furnished, Available August 2026. Council tax band F. EPC Rating D.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information.

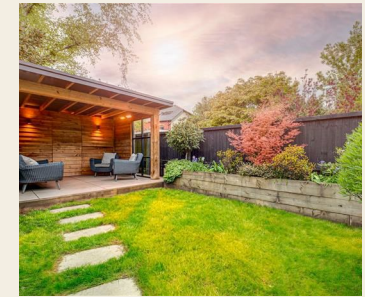




Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |



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