

Severn Grove,  
Pontcanna,  
Cardiff, CF11 9FD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Ground Floor Apartment



# Property Description

\*IMMACULATELY PRESENTED, GROUND FLOOR APARTMENT IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this beautiful two-bedroom, ground floor apartment situated on the much favoured Severn Grove, Pontcanna. The accommodation briefly comprises entrance hall, open plan kitchen/living/dining. two bedrooms - master ensuite, and bathroom. The property further benefits from having an allocated off road parking space, a low maintenance rear garden, and is sold with a share of the freehold. \*Viewing highly recommended\*

Tenure Share of Freehold

Council Tax Band D

Floor Area Approx 700 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Wall mounted security video entry system. Doors to master bedroom and storage cupboard. Opening to open plan kitchen/diner.

## KITCHEN/DINER

16' 11" x 12' 7" (5.18m x 3.86m)  
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with hot and cold tap over and induction hob with extractor above. Integrated appliances such as dishwasher, fridge/freezer and electric oven. Spotlights and pendant lighting. Tiled splashback. Power points. Double glazed French doors leading to rear garden. Doors to bedroom two, bathroom and two storage cupboards - one housing boiler.

## MASTER BEDROOM

17' 11" x 12' 5" (5.48m x 3.80m)  
Carpet to floor. Double glazed bay window to front aspect. Pendant lighting. Power points. Vertical radiator. Door to en-suite shower room.

## ENSUITE

6' 3" x 5' 4" (1.91m x 1.64m)  
Tiled flooring. Walk in shower cubicle with mains powered shower over and additional handheld attachment. WC. Pedestal wash hand basin with mixer tap over. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

9' 5" x 9' 4" (2.89m x 2.87m)  
Carpet to floor. Double glazed window to side aspect. Power points. Vertical radiator. Double glazed French doors leading to rear garden.

## BATHROOM

4' 11" x 3' 10" (1.50m x 1.19m)  
Vinyl flooring. Walk in shower cubicle with mains powered shower over and additional handheld attachment. Heated towel rail. Pendant light fitting. Extractor fan. Pedestal wash hand basin with mixer tap over. WC.

## OUTSIDE

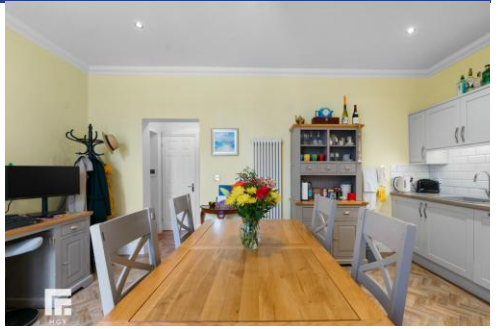
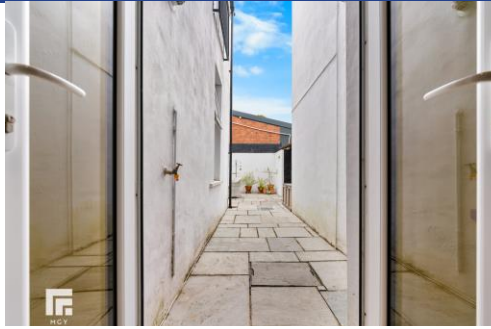
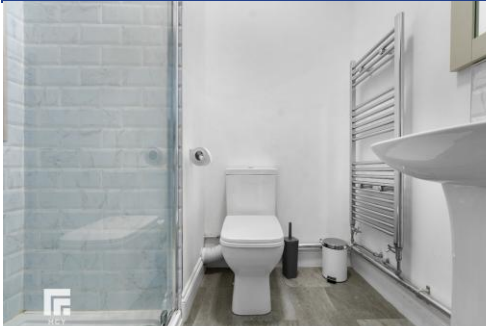
Front - Communal front yard. Allocated parking for one car.

Rear - Private rear yard. Laid to patio. Fence border. Gate. Accessed via kitchen/diner and bedroom two.

## TENURE

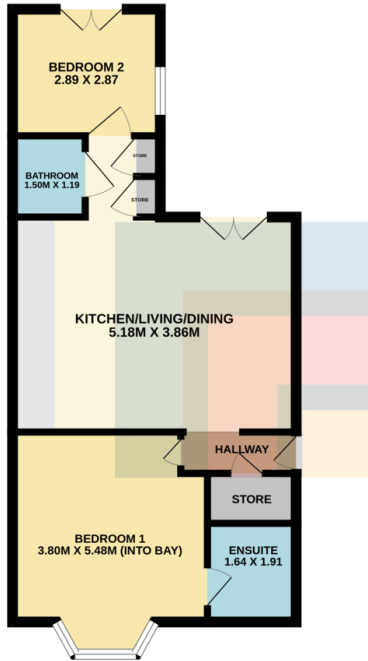
MGY are advised that the property is sold with a share of the freehold, with a 999-year lease from 2018 (993 years remaining). There is a service charge of approx. £2,467.35 per annum which includes buildings insurance, maintenance of communal areas, building and roof, communal electricity, and six weekly clean of communal areas.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Pontcanna** 02920 397152

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