



**SEVERN GROVE**  
**PONTCANNA**  
**CARDIFF CF11 9EQ**

ASKING PRICE OF  
**£399,950**



## GROUND FLOOR



**2**



**1**



**1**



**1**

\*BEAUTIFULLY PRESENTED, GROUND FLOOR APARTMENT IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this bright and spacious, two bedroom, ground floor apartment situated on the much favoured Severn Grove, Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast room, two bedrooms and bathroom. The property further benefits from a private rear garden, an orangery, basement, gas central heating and double glazing throughout. \*Viewing highly recommended\*

**TENURE: SHARE OF FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 570 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALLWAY**

Entered via front door leading from front garden. Tiled flooring. Spotlights. Wall mounted intercom system. Doors to all rooms. Power points. Radiator.

#### **LIVING ROOM**

14' 2" x 11' 10" (4.32m x 3.63m)

Traditional bay windows to front aspect with inset shutter blinds. Spotlights. Laminate flooring. Feature fireplace. TV and telephone point. Power points. Coving.

#### **KITCHEN/BREAKFAST ROOM**

12' 11" x 9' 10" (3.96m x 3.00m)

Herringbone effect laminate flooring. Spotlights and pendant light fittings. 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 electric hob with extractor above. Integrated appliances such as oven/grill, fridge/freezer and dishwasher. Tiled splashback. Power points. Breakfast bar with worktops over and space for stool seating beneath. Glazed French doors leading to rear garden. Door to hall which provides access to bathroom and both bedrooms.

#### **MASTER BEDROOM**

9' 7" x 14' 10" (2.93m x 4.53m)

Carpet to floor. Two pendant light fittings. Power points. Radiator. Double glazed French doors leading to orangery at rear.

#### **BEDROOM TWO**

15' 8" x 6' 6" (4.79m x 2.00m)

Carpet to floor. Pendant light fitting. Double glazed window to rear aspect with inset shutter blinds. Radiator with cover over. Power points. Built in wardrobes.

#### **SHOWER ROOM**

Tiled walls and flooring. Double glazed window to rear aspect with inset shutter blinds. Walk in shower cubicle with mains powered shower over. Black heated towel rail. Storage cupboard. Extractor fan. WC. Wash hand basin.

#### **REAR GARDEN**

Low maintenance garden. Laid to patio. Artificial grass. Decked area. Wall and fence border.

#### **BASEMENT**

Useful for storage. Light and power points.

#### **ORANGERY**

Herringbone effect laminate flooring. Radiator. Power points. Bi-fold doors to rear garden. Pendant light fitting.

#### **TENURE**

**\*SHARE OF FREEHOLD\***

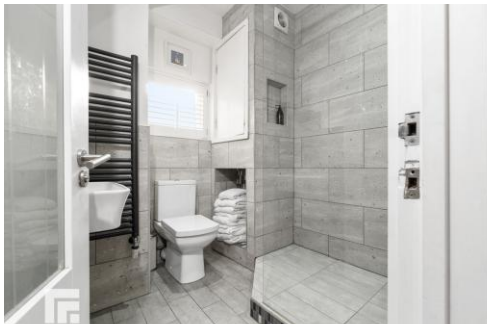
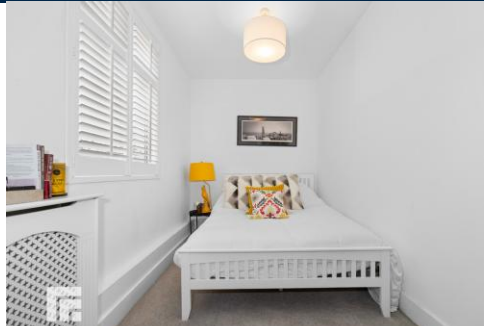
Lease Length - 999 years from 2006

Service charges - A contribution of 45% of the buildings insurance & 45% share of costs relating to any communal works required at the property.



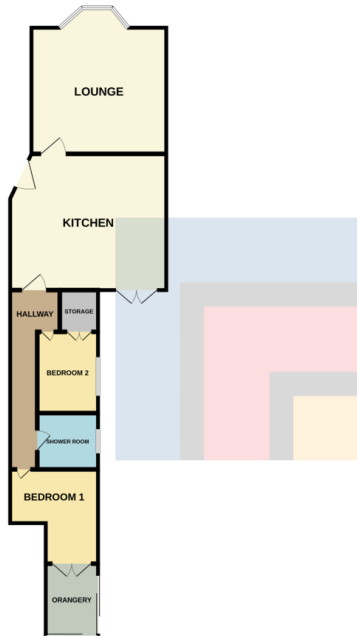


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan CADS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**PONTCANNA** 02920 397152

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