



SEVERN GROVE
PONTCANNA
CARDIFF CF11 9EN

OFFERS IN EXCESS OF
£575,000



MID TERRACED HOUSE



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BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this immaculately presented mid-terraced, three double bedroom house located on the highly sought after Severn Grove in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge/kitchen/diner, utility area, three double bedrooms and family bathroom. The property further benefits from being chain free, has off road parking, underfloor heating throughout, and a good sized and low maintenance rear garden. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from private driveway. Spotlights. Power Points. Door leading to open plan lounge/kitchen/diner. Stairs rising to first floor.

LOUNGE/KITCHEN/DINER

13' 6" x 54' 3" (4.14m x 16.56m)
Laminate flooring throughout. Double glazed window to front aspect. Spotlights. Underfloor heating. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating five ring gas hob with extractor above and oven beneath, and stainless steel inset sink with drainer and hot and cold tap over. Integrated fridge/freezer. Power points. Bi-folding doors leading to rear garden. Opening to :-

UTILITY AREA

Units with worktops over with space and plumbing for washing machine. Spotlights. Power points. Double glazed windows to rear aspect. Double glazed door leading to rear garden.

FIRST FLOOR

Continuation of laminate flooring. Doors to two bedrooms and family bathroom. Spotlights. Power points. Stairs rising to second floor.

MASTER BEDROOM

13' 9" x 11' 5" (4.20m x 3.48m)
Continuation of laminate flooring. Two double glazed windows to front aspect. Built in wardrobes. Spotlights. Power points. TV point. Underfloor heating.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,570 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

13' 7" x 18' 0" (4.16m x 5.49m)
Mezzanine bedroom located at the rear of the house. Continuation of laminate flooring. Feature mezzanine balcony. Spotlights. Power points. Built in wardrobes. Large double glazed windows to rear aspect. Underfloor heating.

BATHROOM

7' 0" x 12' 4" (2.14m x 3.77m)
Tiled flooring. Feature mirror wall. Skylight to ceiling. Spotlights. Partially tiled walls. Three-piece-suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mixer tap over and built-in speakers. Chrome heated towel rail. Walk in shower cubicle with glass shower screen and mains powered drench shower over. Bidet with tap over. Underfloor heating.

SECOND FLOOR

Continuation of laminate flooring. Spotlights. Obscure glass window at the top of the stairs. Door to bedroom three/loft room.

BEDROOM THREE

13' 8" x 23' 7" (4.18m x 7.21m)
Laminate flooring. Spotlights. Double glazed windows to rear aspect with additional skylight to ceiling. Power points. Underfloor heating.

OUTSIDE

Front - Off road parking.

Rear - Laid to patio. Wall and fence border. Outside tap.

TENURE

MGY have been advised that this property is FREEHOLD.

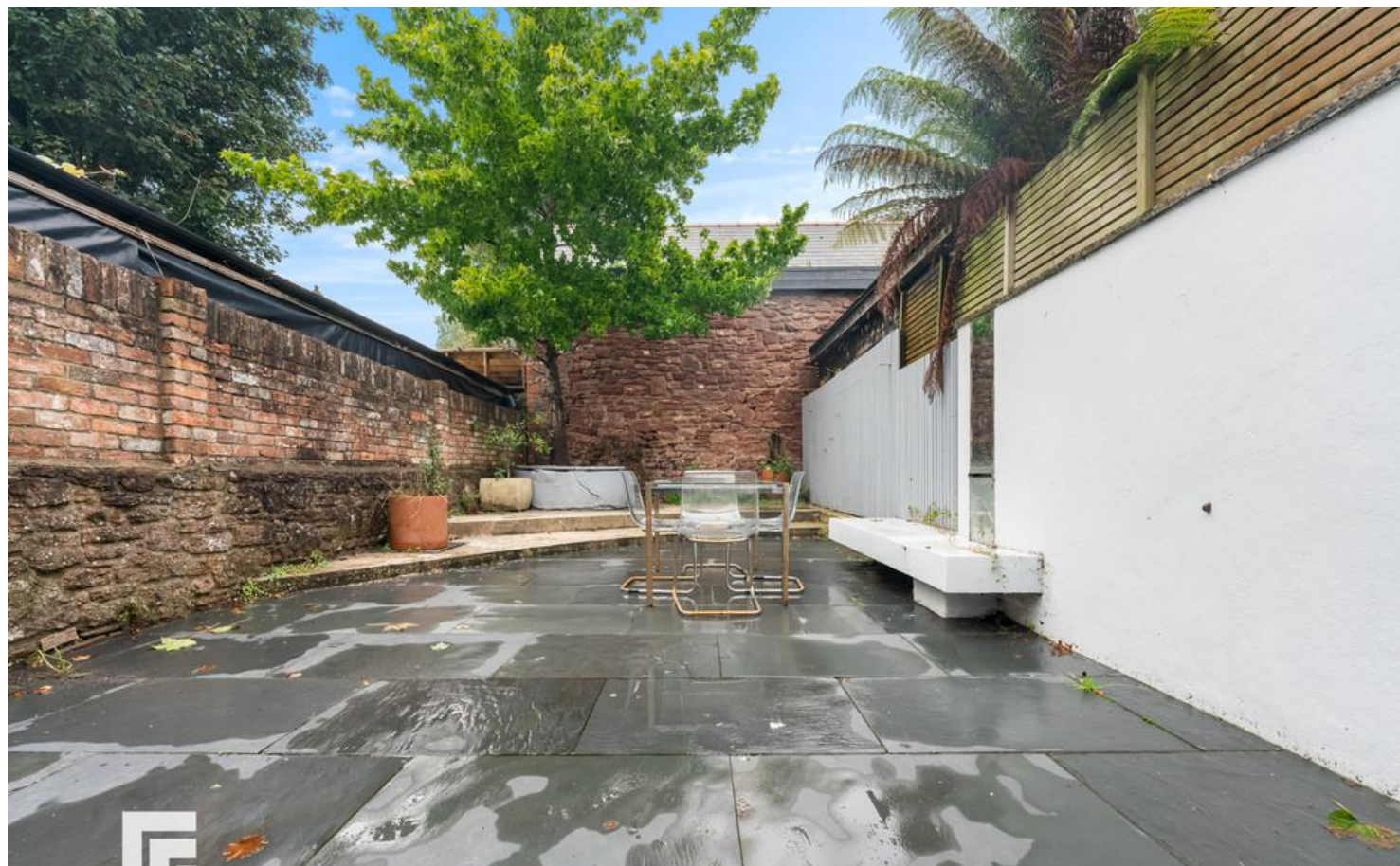


SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EN

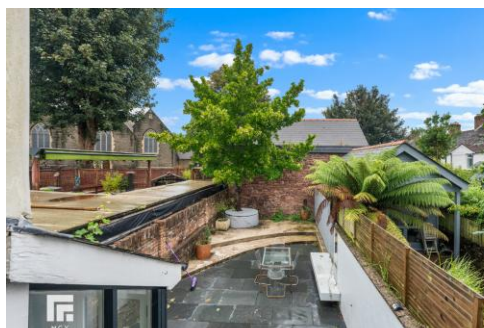
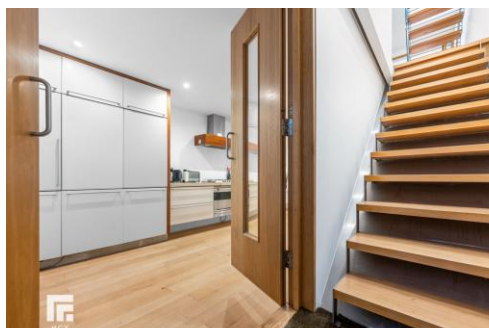
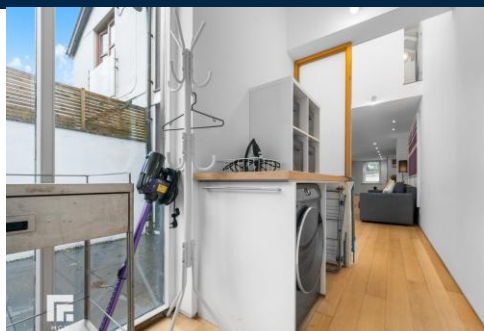
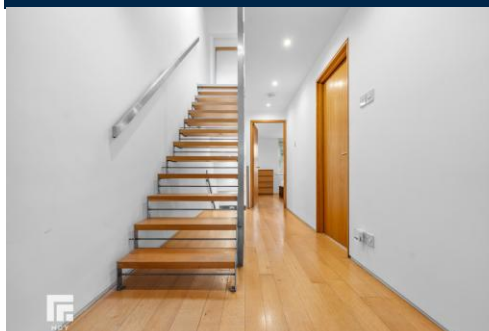


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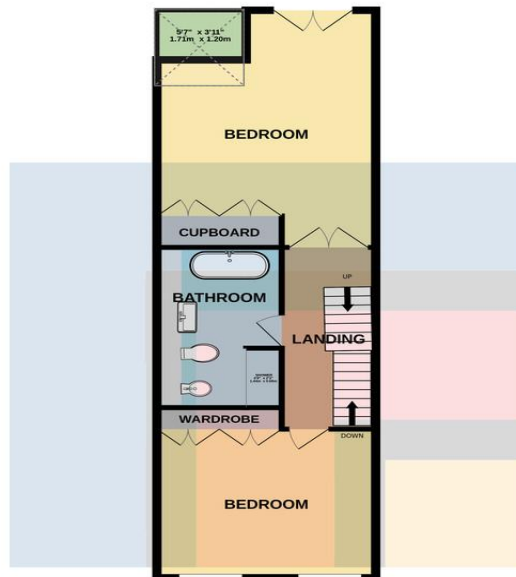


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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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