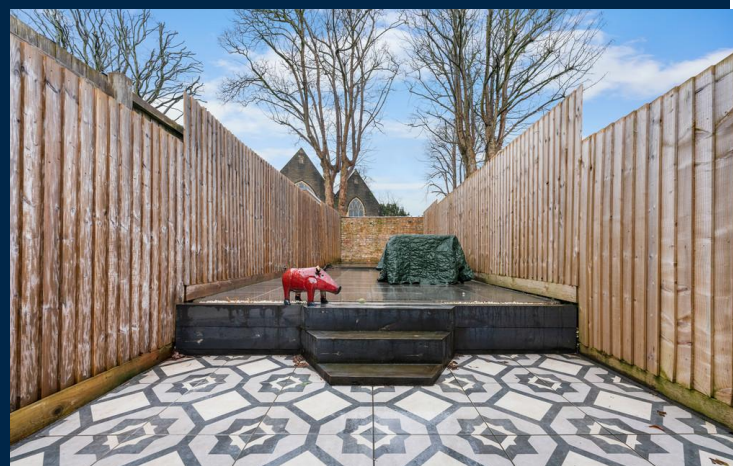




SEVERN GROVE
PONTCANNA
CARDIFF CF11 9EN

ASKING PRICE OF
£425,000



MID-TERRACED HOUSE



2



1



2



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RARELY AVAILABLE, IMMACULATELY PRESENTED MID-TERRACED HOUSE
MGY are delighted to present this two bedroom, mid-terraced house in the highly sought after area of Pontcanna. The property is situated within walking distance to Llandaff Fields and the City Centre, and near a plethora of cafes, restaurants, bars and shops. The accommodation briefly comprises lounge, kitchen/diner, downstairs WC, two bedrooms and shower room. The property further benefits from a good sized and low maintenance rear garden, double glazing and gas central heating throughout and is chain free. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 807 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

22' 0" x 12' 3" (6.73m x 3.75m)

Entered via front door from private front courtyard. Laminate flooring running the whole length of the ground floor. Double glazed sash window to front aspect. Two pendant light fittings. Power points. TV and telephone point. Stairs rising to first floor with under stairs storage beneath. Radiator. Opening to kitchen/diner.

DOWNSTAIRS WC

WC. Counter top oval wash hand basin with mixer tap over. Extractor fan. Spotlights to ceiling.

KITCHEN/DINER

15' 5" x 11' 2" (4.70m x 3.42m)

Modern kitchen with a range of wall, base and drawer units with Quartz worktops over incorporating inset Belfast sink with drainer and mixer tap over. Tiled splashbacks. Integrated appliances such as fridge/freezer, washing machine, and dishwasher. Space for oven. Large central island with Quartz worktops over and storage beneath as well as space for stool seating. Large skylight. Spotlights. Radiator. Power points. Bi-folding doors leading to rear.

FIRST FLOOR

Carpet to floor. Window to rear aspect. Doors to both bedrooms and shower room. Loft hatch.

BEDROOM ONE

10' 5" x 8' 1" (3.18m x 2.48m)

Located at the front of the house. Two double glazed sash windows to front aspect. Carpet. Power points. Spotlights.

BEDROOM TWO

9' 3" x 8' 1" (2.83m x 2.48m)

Carpet. Double glazed sash window to rear aspect. Radiator. Spotlights. Power points.

SHOWER ROOM

9' 1" x 4' 3" (2.78m x 1.32m)

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. Vanity wash hand basin with mixer tap over and storage beneath. WC. Chrome heated towel rail. Shaver point. Extractor fan.

OUTSIDE

Front - Gate leading to tiled pathway to front door. Patio area. Wall border.

Rear - Laid to tiled flooring. Steps to patio area. Fenced border either side with wall to far end.

TENURE

MGY are advised that the property is FREEHOLD.



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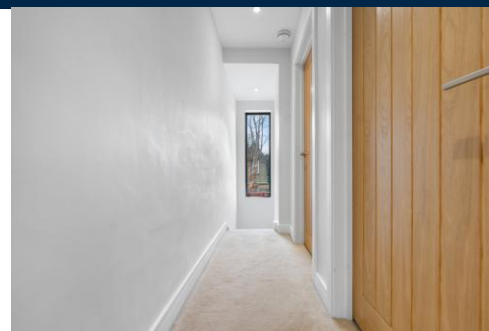


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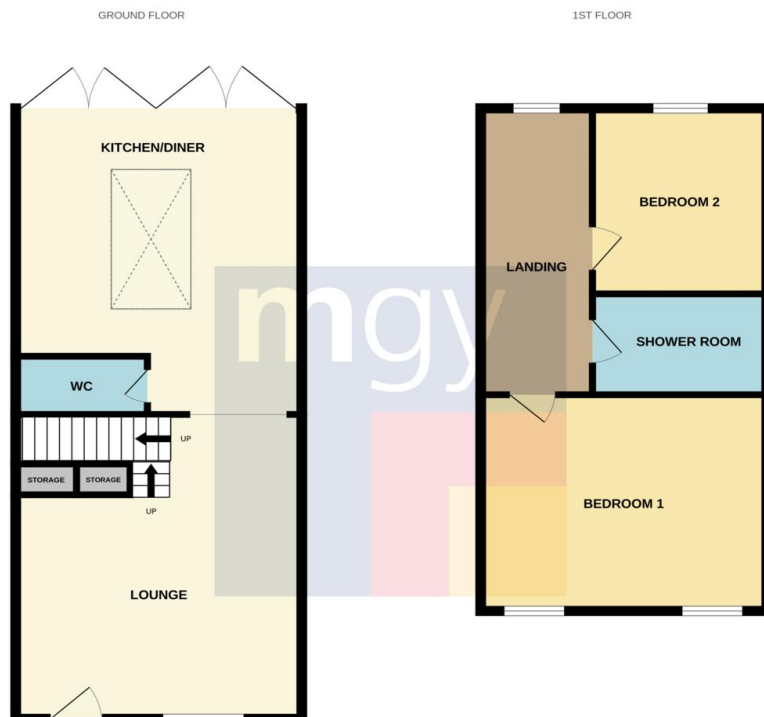
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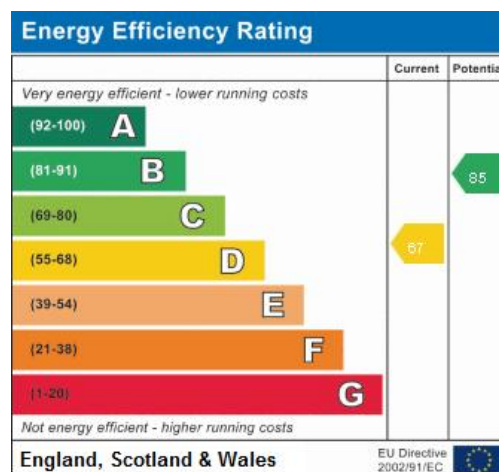
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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PONTCANNA 02920 397152

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