



63B Severn Grove

Cardiff CF11 9EP

Price £170,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this unique one-bedroom ground floor flat located within the very sought after and popular area of Pontcanna. The property briefly comprises; entrance hall, living room, kitchen, bedroom and en suite. The property comes with one car parking space to the rear of the property.

Pontcanna is an inner-city district of west Cardiff offering easy links into the City Centre. The property is a short walk a way from local amenities including schools, leisure centre and a range of shops both national and local. It also has a community centre and a number of public houses and restaurants. The property is around a 30 minute walk to the City Centre which has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

## Accommodation

### Ground Floor

#### Entrance Hall

Entered via wood panelled front door into entrance hall. Skimmed walls and ceiling. Wood effect laid flooring. Ceiling light. Storage cupboard with space for shoes and cloaks. Doorways through to living room and kitchen.

#### Living Room 12'5" x 9'6" (3.78m x 2.90m )

UPVC double glazed sash window. Skimmed walls and ceiling. Continuation of wood effect flooring. Pendant ceiling light. Built in storage to alcove. Radiator.

#### Kitchen 6' 3" x 6' 4" (1.83m 0.91m x 1.83m 1.22m)

Range of wall and base units in a white handleless style with granite work surface. Single bowl sink and drainer. 2 ring electric induction hob. Tiled splasbacks. Further skimmed walls and ceiling. Continuation of wood effect flooring. UPVC double glazed window to side elevation.

#### Bedroom 10' x 12' (3.05m x 3.66m )

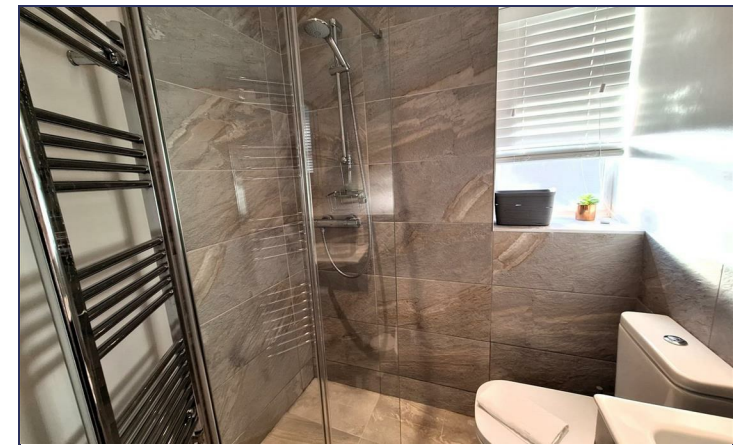
A good sized double bedroom with UPVC double glazed bay window to front elevation with integrated plantation shutters. Pendant ceiling light. Radiator. Doorway through into;

#### En Suite

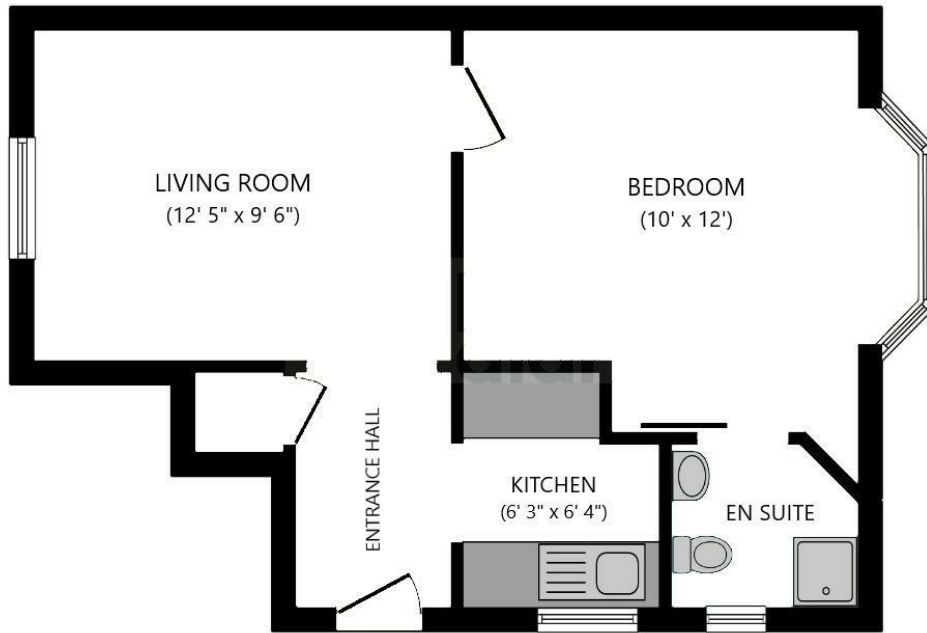
Three piece suite in white comprising walk in shower cubicle with integrated shower and shower head fitment, low level dual flush WC and wall hung wash hand basin with vanity unit set under. Part tiled walls and contrasting tiled floors. Further skimmed walls and ceiling. UPVC double glazed opaque window to side elevation. Chrome heated towel rail

#### Services

Mains gas, electricity water and drainage. The property comes with one car parking space to the rear of the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

