



105 Severn Grove

Pontcanna, CF11 9EQ

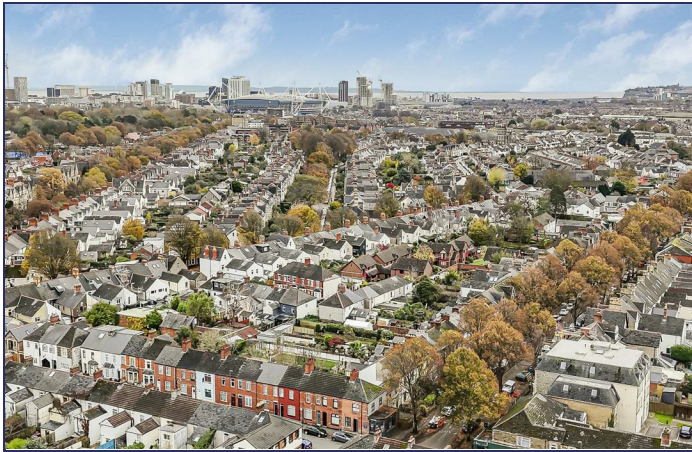
Price £425,000

HARRIS & BIRT



Introducing to market this unique four bedroom, first floor, duplex apartment located within the very sought after and popular area of Pontcanna with the added benefit of off road parking. The property is set across two floors from a communal lobby area, and briefly comprises; entrance hall, four double bedrooms, open plan kitchen/dining room, living room, bathroom and shower room, set across two floors and off road parking to the front of the building. Potential of AirBNB or long term rental with strong income return.

Pontcanna is an inner-city district of west Cardiff offering easy links into the City Centre. The property is a short walk away 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.



Communal Entrance Hallway

Entered via wood panelled front door into entrance hall. Skimmed walls and ceiling. Carpet flooring. Radiator. Ceiling light. Doorway through into;

Accommodation

Entrance Hallway

Entered via UPVC wood panel effect front door into entrance hall. Skimmed walls and textured ceilings. Carpeted flooring and staircase leading to the first floor. Ceiling light. Doorway leading to kitchen, living room, bedrooms and bathroom.

First Floor

Kitchen/Breakfast Room 10'1" x 13'7" (3.07m x 4.14m)

Great sized light and airy kitchen with ample space for dining. A large range of wall and base units. Features include; Bosch induction hob, Beko oven and grill, Samsung fridge/freezer. one and a half sink and drainer. and a Bosch washing machine. Skimmed walls and textured ceilings. Radiator. Grey effect laminate flooring. Large UPVC double glazed window to the rear and a smaller UPVC double glazed window to the side elevation. Radiator. Opportunity to create roof terrace out from kitchen/breakfast room.

Living Room 14'4" x 12'7" (4.37m x 3.84m)

A good sized living area with high ceilings. Carpeted flooring. UPVC double glazed window to front elevation. Skimmed walls and textured ceilings. Open Reach and Virgin Media points.

Bedroom Three 10'2" x 11'6" (3.10m x 3.51m)

A good sized double bedroom with UPVC double

glazed window to rear elevation. Built in cupboards for storage. Carpeted flooring. Pendant ceiling light. Textured walls and ceiling. Radiator.

Bedroom Four 10'9" x 12'7" (3.28m x 3.84m)

A good sized double bedroom with UPVC double glazed window to front elevation. Carpeted flooring. Pendant ceiling light. Skimmed walls and textured ceiling. Radiator.

Bathroom Two

Three piece suite in white comprising walk in shower cubicle with integrated shower and shower head fitment, low level WC and wash hand basin with vanity unit set under. Part tiled walls. Grey laminate effect vinyl flooring. Further skimmed walls and textured ceiling. UPVC double glazed opaque window to rear elevation. LED spotlighting. Extractor.

Second Floor

Landing

Carpeted flooring. Textured walls and textured ceiling. Attic hatch.

Bedroom One 12'3" x 18'7" (3.73m x 5.66m)

A good sized double bedroom within the roof space. UPVC double glazed window to front elevation. Carpeted flooring. Pendant ceiling light. Textured walls and textured ceiling. Velux window. Radiator.

Bedroom Two 10'9" x 12'7" (3.28m x 3.84m)

A good sized double bedroom within the roof space. Carpeted flooring. Pendant ceiling light. Textured walls and textured ceiling. Small window. Storage in the eaves. Radiator. LED spotlight

Bathroom One

Three piece suite in white comprising walk in shower cubicle with integrated shower and shower head fitment, low level WC and wall hung wash hand basin. Part tiled walls. Grey laminate effect vinyl flooring. Further skimmed walls and textured ceiling. LED spotlighting. Extractor.

Outside

Off road parking to the front of the property via block paviour driveway. Potential for roof terrace to rear of kitchen.

Tenure

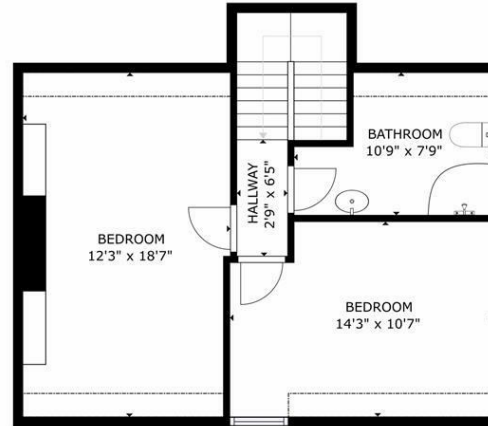
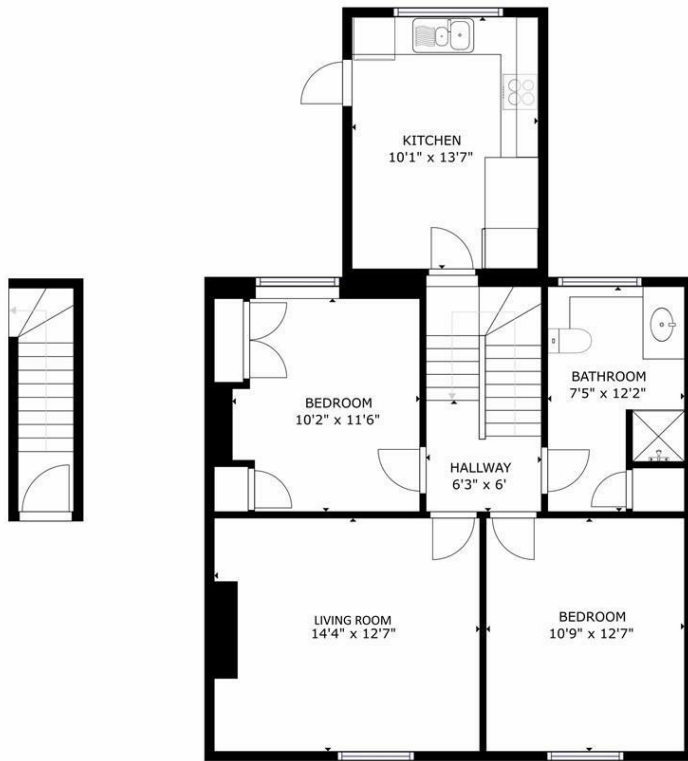
The property will be sold with the benefit of a share of the freehold management company, on a 999 leasehold basis. The management company will be responsible for communal parts.

Directions

From our offices at 359 Caerphilly Road, Cardiff, continue down Caerphilly Road towards Gabalfa roundabout, at the roundabout take the fourth exit onto Western Avenue. Turn left onto Mill Lane and then left onto Cardiff Road. After 0.5 miles turn left onto Penhill Road. Then turn right onto Conway Road then left onto Mortimer Road. Finally turn right onto Severn Grove and number 105 will be on your right hand side.







FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 36 sq ft, FLOOR 2: 783 sq ft, FLOOR 3: 438 sq ft
 REDUCED HEADROOM: 52 sq ft
 TOTAL: 1257 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

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



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