



**Severn Grove, Cardiff CF11 9EP**

**welcome to**

**Severn Grove, Cardiff**

Tucked away, just off Severn Grove, sits this attractive and tranquil Duplex. It is located a stone's throw away from Pontcanna High Street and all the amenities it has to offer, as well as access to excellent transport links in and around Cardiff & beyond.



### **Entrance Hall**

Stairs to main apartment, coat rack, carpet and two double electric points.

### **First Floor Landing**

4' 9" max x 15' 9" ( 1.45m max x 4.80m )

Stairs to upper floor, gas boiler, double glazed window to side and access to Kitchen, Lounge & Bedroom Two.

### **Lounge**

12' 3" x 9' 5" max ( 3.73m x 2.87m max )

Original fire place, gas radiator, carpet, three double electric points, vaulted ceiling, TV & Internet points and double glazed window to rear with views of St James Mews.

### **Kitchen**

4' 8" max x 8' 7" ( 1.42m max x 2.62m )

Gas radiator, L shaped worktop, integral gas oven & hob, laminate floor, sink & drying rack, double glazed window to front with views of Severn Grove, wall & base unit, vaulted ceiling and partially tiled wall.

### **Bedroom Two**

12' 4" max x 9' 3" ( 3.76m max x 2.82m )

Double glazed window to front with views of Severn Grove, two double electric points, gas radiator, vaulted ceiling and Internet point.

### **Bedroom One**

8' 3" max x 16' 4" ( 2.51m max x 4.98m )

Vaulted ceiling with wood block, gas radiator, carpet, Velux window to rear, Internet point and two double electric points.

### **Bathroom**

4' 9" max x 11' 9" ( 1.45m max x 3.58m )

Sink with vanity unit & base cupboard, storage cupboard, gas radiator, towel rail, double glazed frosted window to side, WC, bath with shower head, fully tiled floor & partially tiled walls.

### **Outside**

One allocated parking space.

### **Additional Information**

Fixed wire tested 2024

Mains Smoke Alarms installed 2024

Gas safety inspection 2025



***view this property online*** [allenandharris.co.uk/Property/CRP107374](https://allenandharris.co.uk/Property/CRP107374)



welcome to

## Severn Grove, Cardiff

- NO CHAIN
- Attractive Two Bedroom Duplex
- Private Parking
- Original Fire Place
- Located In The Heart Of Pontcanna

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 126 years from 30 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.allenandharris.co.uk/Property/CRP107374) allenandharris.co.uk/Property/CRP107374



Property Ref:  
CRP107374 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



[allenandharris.co.uk](https://www.allenandharris.co.uk)