



Severn Road

| Pontcanna | Cardiff | CF11 9EB



SEVERN ROAD

Guide Price £400,000

Superb family home! Situated on the ever desirable Severn Road and located within minutes of the local parks, shops, restaurants and amenities on offer in the wonderful vicinity of Pontcanna and Canton, lies this truly stunning home. The spacious property offers a generous amount of living space, elegant decor and stylish fittings throughout.

The ground floor accommodation comprises the welcoming entrance hall, lounge with eye catching gas fire, sitting room with wood burner stove and the 'social hub' of the home is the extended light and airy kitchen/dining room.

The first floor offers three good sized bedrooms and four piece fitted family bathroom.

The rear garden is something truly special and you would be hard pressed to find a larger amount of private garden space anywhere in this part of the City!

Call Hern & Crabtree, Pontcanna for more information.



Front Garden

Enclosed front garden laid mainly to patio area and bordered with well pruned mature hedgerows.

Entrance Hall

Accessed via a double glazed composite front door opening to hall with coved ceiling, radiator, power points, stairs rising to split level landing, under stairs cupboard and separate storage cupboard and doors to reception rooms.

Lounge

14'0" max x 11'6"

Double glazed window to the front with fitted shutters, coved ceiling, picture rail, fitted shelving and cupboard, solid wood flooring, radiator, TV point, power points and gas fire with mantle and hearth.

Sitting Room

12'0" x 11'7"

Coved ceiling, picture rail, radiator, TV point, power points and wood burner stove with hearth. Open to:

Kitchen/Dining Room

15'8" x 14'1"

This wonderful extended space offers a fitted kitchen with a range of wall and base units with complementing worktops over and stainless steel sink unit with a drainer. Integrated washing machine and dishwasher with space for 'Range' cooker and fridge freezer. Wall-mounted cooker hood, tiled splash backs, power points and sunken ceiling spotlights. Double glazed window to the rear, tiled floor with underfloor heating, space for family dining table and chairs, radiator, power points and 'Velux' skylight. Double French doors to the decking area and rear garden.

First Floor Landing

Coved ceiling, loft hatch, dado rail, doors to bedrooms and bathroom.

Bedroom One

11'10" to chimney breast x 11'4"

Double glazed window to rear, fitted wardrobes, coved ceiling, radiator and power points.

Bedroom Two

11'9" x 11'3"

Double glazed window to front with fitted shutters, radiator and power points.

Bedroom Three

12'0" x 6'4"

Double glazed window to front with fitted shutters, coved ceiling, radiator, TV aerial point and power points.

Bathroom

Fitted four piece suite comprising a low level w.c, pedestal wash hand basin, panelled bath and walk in shower unit. Cupboard housing 'combi' boiler, tiled splash backs, radiator, sunken ceiling spotlights and obscured double glazed window to rear.

Rear Garden

The sunny and large rear garden offers a substantial size child-friendly, enclosed and private space, decorated with a selection of mature plants and shrubs including apple and pear trees. The garden also offers a full-width timber decked area with outside lighting and electrical point and a further patio at the top end of the garden



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 86 </div>
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.