

Severn Grove
| Pontcanna | CF11 9EQ



SEVERN GROVE

Guide Price £300,000

A fantastic opportunity to acquire a three bedroom home situated in the heart of Pontcanna on the beautiful tree lined Severn Grove.

Located close to amenities including: Kings Yard (which hosts a regular market); cafes & eateries on Pontcanna Street; Llandaff Fields; Sophia Gardens and the Chapter Arts Centre. The property is also well located for access to the city centre.

The accommodation comprises: Entrance hall, living room, dining room, kitchen, rear hall and a family bathroom completes the ground floor. The first floors hosts three good sized bedrooms. An enclosed rear garden and a front forecourt.

Offered for sale with no onward chain, this could be a great first time buy, or offer an investment of downsizing opportunity, and a viewing of the property is highly recommended.



Front

Front forecourt garden. Paved patio. Brick wall.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Radiator. Stairs rising up to the first floor.

Living Room

13'3" max x 11'1" max

Double glazed bay window to the front elevation. Coved ceiling. Radiator.

Dining Room

11'8" max x 10'5" max

Double glazed window to the rear elevation. Coved ceiling. Radiator. Under stairs storage cupboard.

Kitchen

9'3" max x 8'7" max

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Concealed gas combination boiler. Tiled flooring. Radiator.

Rear Entry

Double glazed door leading to the garden. Continuation of tiled flooring.

Bathroom

8'9" max x 5'10" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Part tiled walls. Continuation of tiled flooring. Radiator. Extractor fan.

Landing

Stairs rise up from the entrance hall. Bannister. Split level landing. Coved ceiling. Loft access hatch with drop down ladder leading to a fully insulated, partly boarded loft providing additional storage.

Bedroom One

14'10" max x 10'4" max

Two double glazed windows to the front elevation. Coved ceiling. Radiator.

Bedroom Two

15'6" max x 8'8" max

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard.

Bedroom Three

10'9" max x 9'0" max

Double glazed windows to the rear elevation. Coved ceiling. Radiator.

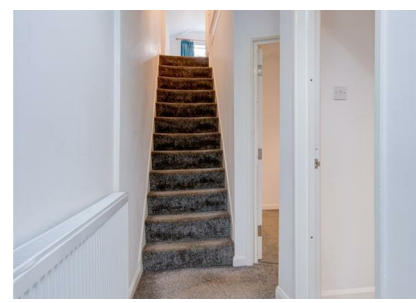
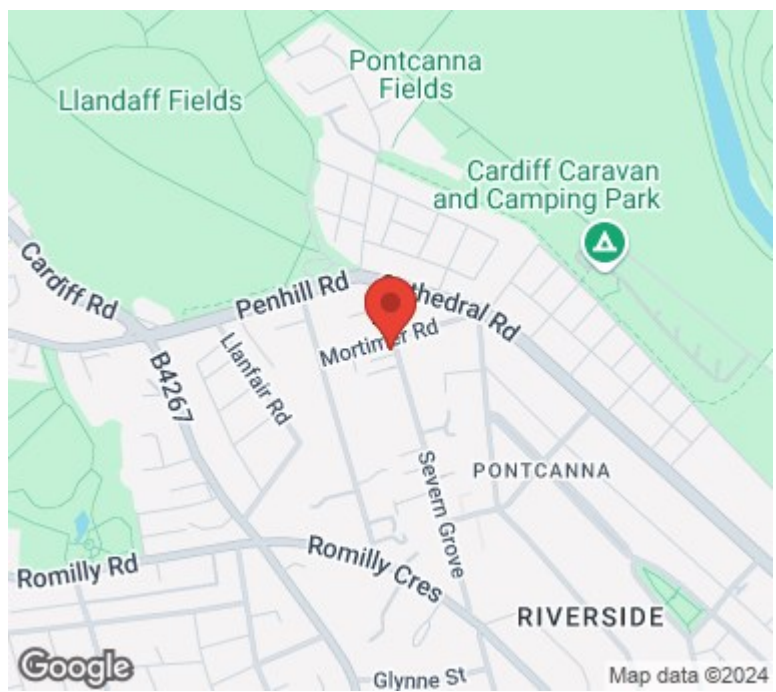
Garden

Enclosed rear garden. Paved patio. Outside cold water tap. Side return.



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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.