

Forest Court, Severn Grove

PONTCANNA, CF11 9EP

GUIDE PRICE £250,000

**Hern &
Crabtree**



Forest Court

Spacious & recently renovated maisonette with a fantastic layout - having two bedrooms and a duplex floorplan!

Located in the incredibly popular Forest Court on one of the most sought after roads in Pontcanna - Severn Grove.

The property includes a newly fitted Sigma 3 kitchen with integrated dishwasher, a good size open plan lounge/dining room, a bright landing giving access to the two bedrooms and a modern shower room.

Further benefits include: allocated parking space, external storage and visitor parking.

This superb property is situated within easy walking distance of local cafés, shops, and places to eat. Public transport options, including train and bus links, are nearby and provide access into the city centre. Parks and green spaces are also close, offering options for walks and outdoor time.

Please contact Hern and Crabtree Pontcanna for more information and to arrange your viewing today!



620.00 sq ft

Entrance

Enter via a composite door to the front elevation with glazed obscured window. Coved ceiling. Stairs rising up to the first floor. Doors to:

Hallway

Coved ceiling. Archway leading to the lounge/diner.

Kitchen

10'4" max x 8'9" max

Double glazed window. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Washer/dryer. Fridge freezer. Tiled flooring. Understairs storage cupboard.

Lounge/Diner

15'11" max x 10'2" max

Double glazed sliding doors to a Juliette balcony. Coved ceiling. Radiator.

Landing

Stairs rise up from the entrance. Wooden handrail. Wooden bannister. Double glazed window. Coved ceiling. Radiator. Loft access hatch.

Bedroom One

11'4" max x 9'10" max

Double glazed window. Coved ceiling. Radiator.

Bedroom Two

11'3" max x 5'10" max

Double glazed window. Coved ceiling. Radiator.

Bathroom

7'7" max x 6'5" max

Double glazed obscure window. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Fitted storage cupboard.

Additional Information

Outside storage space.

Parking

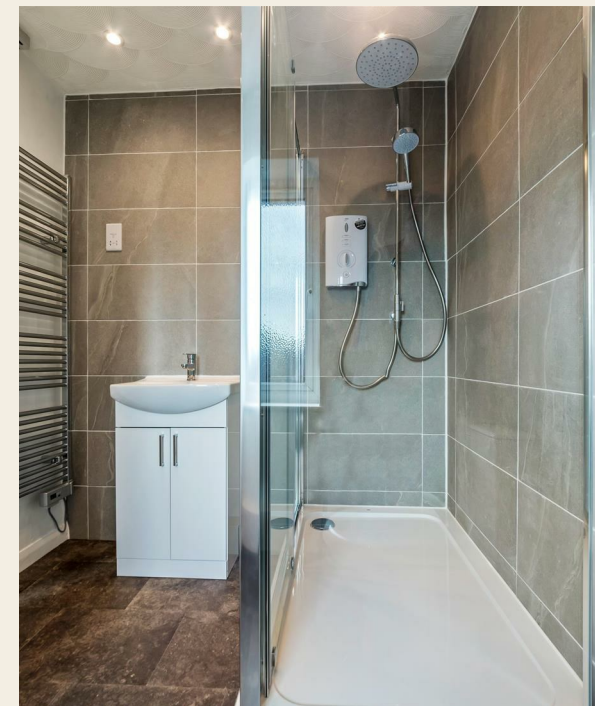
Allocated parking space. Visitor parking available.

Tenure

Share of the freehold. 999 years from 1989 with 963 years remaining. Annual service/maintenance charges £1100.

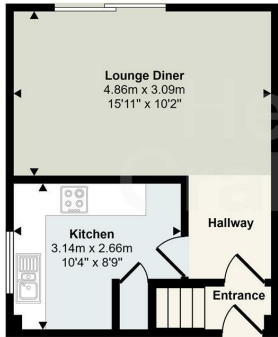
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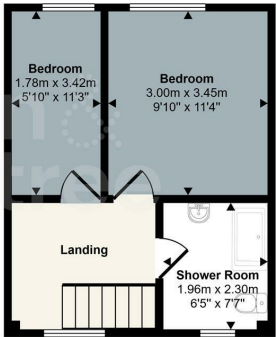


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
58 sq m / 620 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft



First Floor
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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



Hern & Crabtree

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