

# Severn Grove

PONTCANNA, CF11 9EN

GUIDE PRICE £575,000

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# Severn Grove

Nestled in the heart of Pontcanna, one of Cardiff's most sought-after neighbourhoods, this charming end of terrace family home on Severn Grove offers a delightful blend of comfort and style. With its beautifully presented interiors, this property is sure to impress those seeking a welcoming and well-maintained residence.

The house boasts open plan living space and a lovely extended, open plan kitchen / dining room with underfloor heating - perfect for both entertaining guests and enjoying quiet family evenings. The natural light that floods these areas creates a warm and inviting atmosphere, making it an ideal space for relaxation and social gatherings.

Upstairs - over two floors are three double bedrooms and a good size attic room - this home provides ample space for a growing family or those who simply desire extra room for guests or a home office. The master bedroom benefits from an en suite and there is a modern family shower room also situated on the first floor.

Situated on one of Pontcanna's most desirable streets, this property not only offers a lovely home but also the advantage of being close to local amenities, parks, and vibrant community life. The charm of the area, combined with the quality of the home, makes this an exceptional opportunity for anyone looking to settle in a thriving part of Cardiff.

In summary, this end terrace house on Severn Grove is a beautifully presented family home that perfectly encapsulates the essence of comfortable living in a prime location. It is a must-see for those wishing to embrace the best of Pontcanna.



**Reception hall**

Double glazed door to the hall. Staircase rising to the first floor with newel posts and spindles. Understairs storage area with cupboard. Feature wooden flooring. Column style radiator. Coving to the ceiling. Ceiling rose. Wood panelled internal doors to the lounge and in turn sitting room and door to the kitchen/ dining room.

**Living space**

24'5" x 15'6" max

**Lounge area**

Double glazed leaded window to the front elevation with aspect to the front garden. Coving to the ceiling. Feature fireplace with tiled hearth. Radiator. Feature flooring. Built in storage to side of chimney breast with shelving and cupboard. Wooden skirting boards. The lounge area is open to a spacious sitting area.

**Sitting area**

Continuation of flooring. Traditional style column radiator. Coving to the ceiling. Double doors give access to the kitchen/ dining room. Feature fireplace with tiled hearth. Wooden skirting boards.

**Kitchen/ dining room**

17'1" x 8'4" (plus extension)

A generous open plan kitchen/ dining room which has been extended across the width of the property and now offers a fantastic space for families and entertaining.

**Kitchen area**

A range of matching wall and base units offering a generous amount of storage with cupboards and drawers with grey panelled doors and wooden butchers block style work tops over. Integrated fridge and freezer. Electric hob with chimney style extractor fan above. Built in electric, eye level oven. White, double ceramic sink unit with mixer tap above. Integrated dishwasher. Integrated washing machine. Tiled splash backs. Feature tiled flooring. Underfloor heating. Vertical column radiator. Double glazed windows and door to the rear elevation with access to the garden.

**Dining area**

Space for table and chairs. Continuation of feature tiled flooring. Space for further lounge furniture. Double glazed double opening french doors to the rear elevation giving access to the garden. Power points. Wooden skirting boards. Extension measures 6'2" x 9'8" max

**Landing**

A split level landing. Staircase rising to the second floor with understairs recess and with feature open arch allowing light. Double glazed window to the side elevation. Smoke detector. Doors to the first floor bedrooms and bathroom.

**Bedroom one**

10'3" x 11'11" max

A beautifully presented principle bedroom. Double glazed leaded window to the front elevation. Fitted wardrobes offering a generous amount of storage with hanging rails and shelving. Coving to the ceiling. Smoke detector. Wooden skirting boards. Door to:

**En suite bathroom**

6'3" x 3'11"

A modern three piece in white comprising of bath tub with decorative tiles, glass shower screen and mains pressure shower over, wash hand basin set into vanity unit with storage cupboards and low level WC. Walls are part tiled. Chrome heated towel radiator. Tiled flooring. Electric shaving point. Extractor. Spotlights to the ceiling.

**Bedroom two**

12'7" x 10'2"

A beautifully presented second double bedroom with double glazed leaded window to the rear elevation offering a lovely aspect to the rear garden. Coving to the ceiling. Column style radiator. Wooden skirting boards. Alcove ideal for wardrobe.

**Bedroom three**

8'4" x 10'11"

A lovely third bedroom with double glazed window to the rear elevation offering aspect over the rear garden. Single panelled radiator. Wooden skirting boards.

**Shower room**

6'1" x 3'9"

A modern three piece suite comprising: fitted shower cubicle with mains pressure shower and glass screen, wash hand basin set into vanity unit and low level WC. Tiled flooring. Walls are tiled. Spotlights to the ceiling.

**Bedroom four / attic room**

8'9" x 15'10" max

A lovely additional bedroom with dual aspect having a double glazed skylight window and double glazed leaded window to two sides. Feature flooring. Radiator. Under eaves storage cupboards. Cupboard housing gas central heating boiler. Power points. Spotlights to the ceiling. Door to:

**External areas****Outside front**

The property is set back from the pavement with a walled front garden and pedestrian gate allowing access to the property. Mainly paved.

**Outside rear**

A good size and well maintained garden offering a generous paved terrace area with plenty of room for garden furniture. There is a lovely lawned garden and flower bed borders complete the garden. Outside electric point. Cold water tap. Garden sheds offer useful storage.

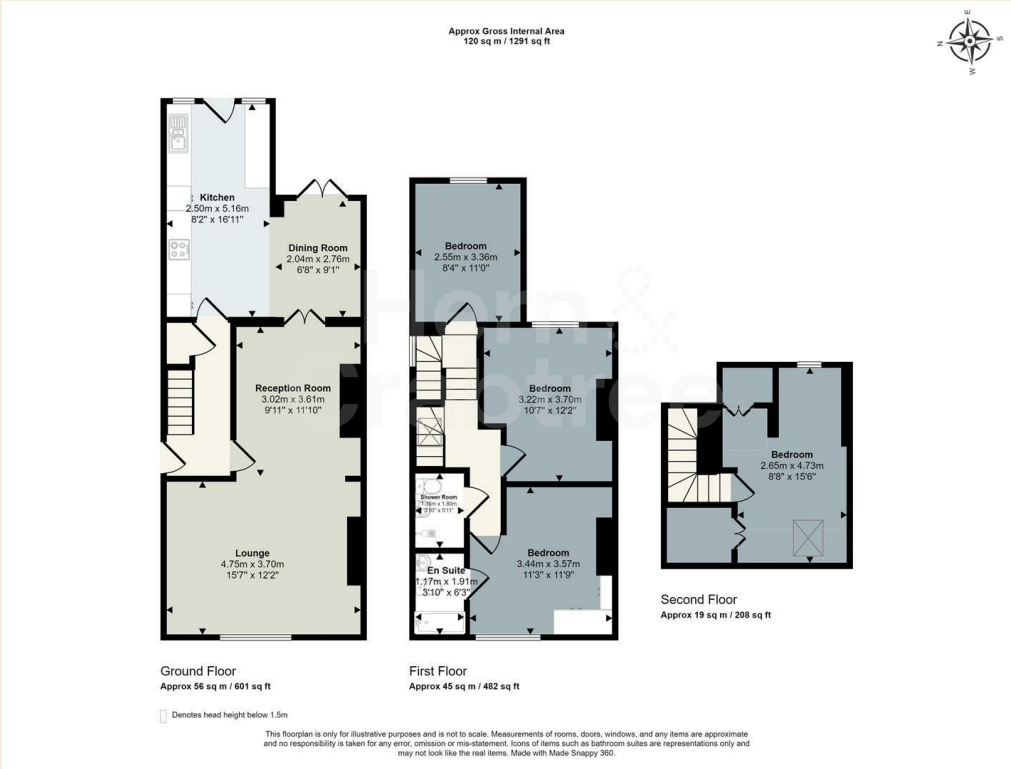
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(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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