

Severn Road

CARDIFF, CF11 9EA

GUIDE PRICE £360,000

**Hern &
Crabtree**



Severn Road

This charming two-bedroom mid-terrace home offers a rare blend of period character and homely warmth in one of the area's most desirable settings. Thoughtfully presented, the property features a host of traditional details – from exposed timber beams and sash windows to a striking spiral cast iron staircase – all of which come together to create a distinctive cottage-like atmosphere. Ideal for buyers seeking a property with genuine charm and individuality, this is a home that stands out for all the right reasons.

As you step inside, you're greeted by a bright and welcoming living space, where exposed timber beams and a coved ceiling lend a rustic charm that's both elegant and understated. Sash windows bring in soft natural light, beautifully framing the space while maintaining the home's classic appeal. A spiral cast iron staircase adds a touch of architectural interest, leading the eye and offering an unexpected yet tasteful design detail.

The kitchen sits at the rear, complete with a barn-style stable door that opens out to a peaceful garden. Upstairs, two well-proportioned bedrooms provide a restful retreat, while the overall flow of the home is well-suited for both relaxing and entertaining.

This property enjoys a prime position in one of Cardiff's most desirable residential areas, with a welcoming community feel and excellent local amenities. Within easy walking distance, you'll find a blend of independent cafés, boutique shops and green open spaces. Excellent transport links put the city centre within quick reach, while well-regarded local schools make the area popular with professionals and young families alike. Whether you're heading out for a Sunday stroll, popping into town or commuting for work, everything is conveniently close to hand.



712.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Enter via a wooden glazed door to the front elevation. Tiled flooring. Half rise feature wall panelling. Door leading to:

Lounge

Double glazed sash window to the front elevation. Coved ceiling. Cast iron feature fireplace. Built-in storage unit into alcove. Radiator. Stairs rise up to the first floor. Wooden flooring. Open plan to the dining room.

Dining Room

Double glazed window to the rear elevation. Coved ceiling. Fitted storage cupboard. Radiator. Wood block flooring. Open plan to the lounge. Door leading to:

Kitchen

Double glazed window to the side elevation. Barn style wooden door leading to the rear garden. Base units with wooden worktops over. One and half bowl composite 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. Fitted stainless steel shelving. Tiled flooring. Gas combination boiler. Rear loft access hatch. Door leading to:

Bathroom

Glazed obscure window to the side elevation. W/C and wash hand basin. Bath with plumbed shower over and glass splashback screen. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees. Pedestrian gate offering rear lane access.

Landing

Stairs rising up from the lounge. Cast iron spiral staircase. Wooden bannister. Wooden feature wall panelling. Fitted mirrored wardrobe.

Bedroom One

Two double glazed sash windows to the front elevation. Coved ceiling. Radiator. Loft access hatch.

Bedroom Two

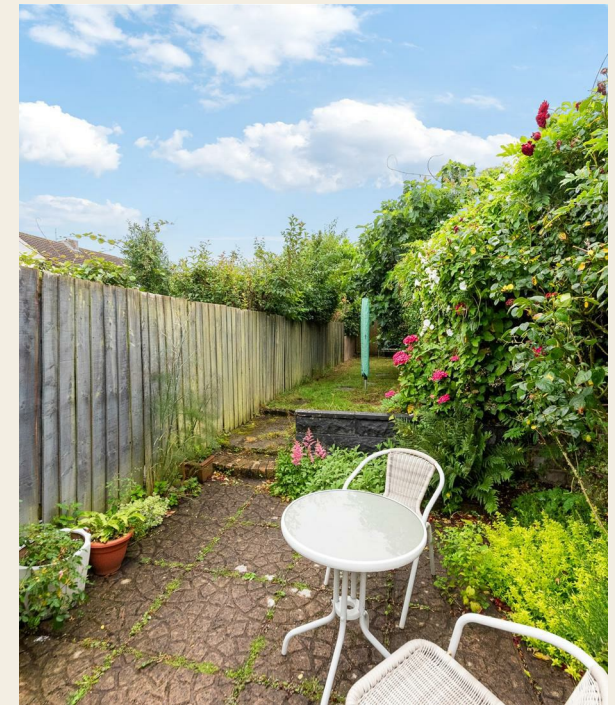
Double glazed window to the rear elevation. Coved ceiling. Feature cast iron fire. Radiator.

Additional Information

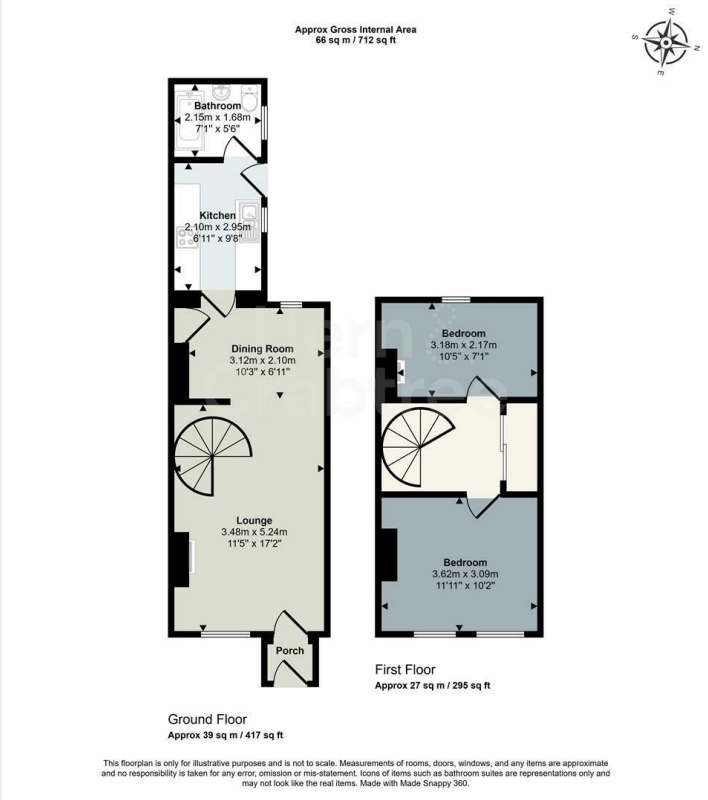
Freehold. Council Tax Band (Cardiff). EPC rating

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

