

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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SEVERN ROAD

PONTCANNA



# SEVERN ROAD

PONTCANNA, CF11 9EA - £180,000

A well presented ground floor flat in a converted victorian house located in Canton. The property comprises of an entrance hallway, open plan lounge/kitchen, shower room and one double bedroom with an outside space. Located between the high street of Canton with its shops, cafe's & restaurants and Pontcanna with its open spaces and tree lined streets this property is ideally located.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

1 bedroom(s) 1 bathroom(s) 324.00 sq ft

## COMMUNAL ENTRANCE HALLWAY

A half glazed door leads to the communal hallway, with access off to the three flats in the building.

## ENTRANCE HALL

Entered via a solid paneled door, with doors off and tiled floor.

## LIVING ROOM/KITCHEN

2.90m x 4.34m (9'6" x 14'3")

The kitchen area is fitted with a contemporary style range of base and wall mounted cupboard and drawer units in a grey gloss finish with wood effect worktops with a stainless steel sink unit and mixer tap with pull out spray. Built-in electric oven, hob, and hood, fridge and freezer, dishwasher, and washing machine. Tiled floor throughout the room, PVCu framed double glazed sash style window to the front elevation, wall mounted electric panel heater, recessed ceiling down-lights.



## BEDROOM

3.86m x 2.39m (12'8 x 7'10")

A double bedroom with a large storage cupboard, wall mounted electric panel heater, carpeted floor, large roof light and PVCu framed double glazed door opening to a small private enclosed outside area.



## SHOWER ROOM

A smart, fully tiled walls and floor, equipped with a large shower cubicle with a 'drench shower head, vanity unit basin with cupboards beneath, close coupled W.C, recessed ceiling down-lights, extractor.

## COUNCIL TAX

Band C

## TENURE

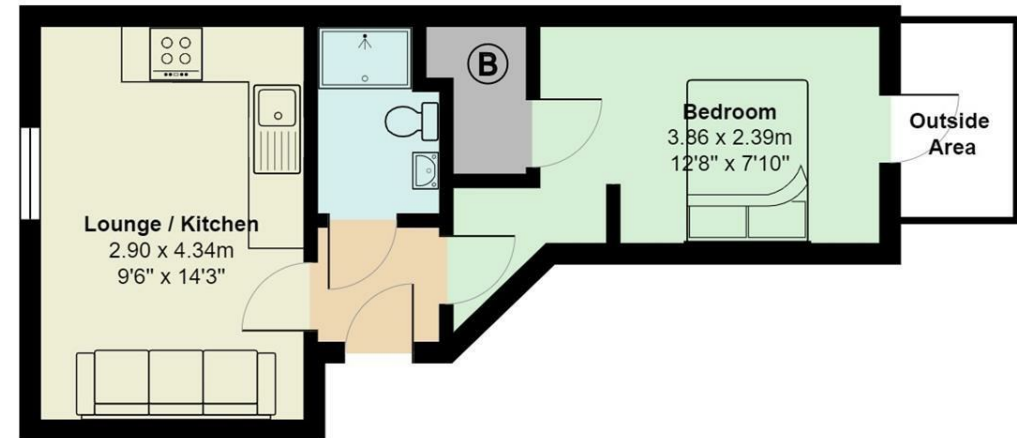
We have been informed by our seller that the property is a share of freehold with a lease length of 125 years from 17/3/2017.

## EPC

Rated D



Severn Road, Canton



Total Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup> (excluding outside area)

All measurements are approximate and for display purposes only