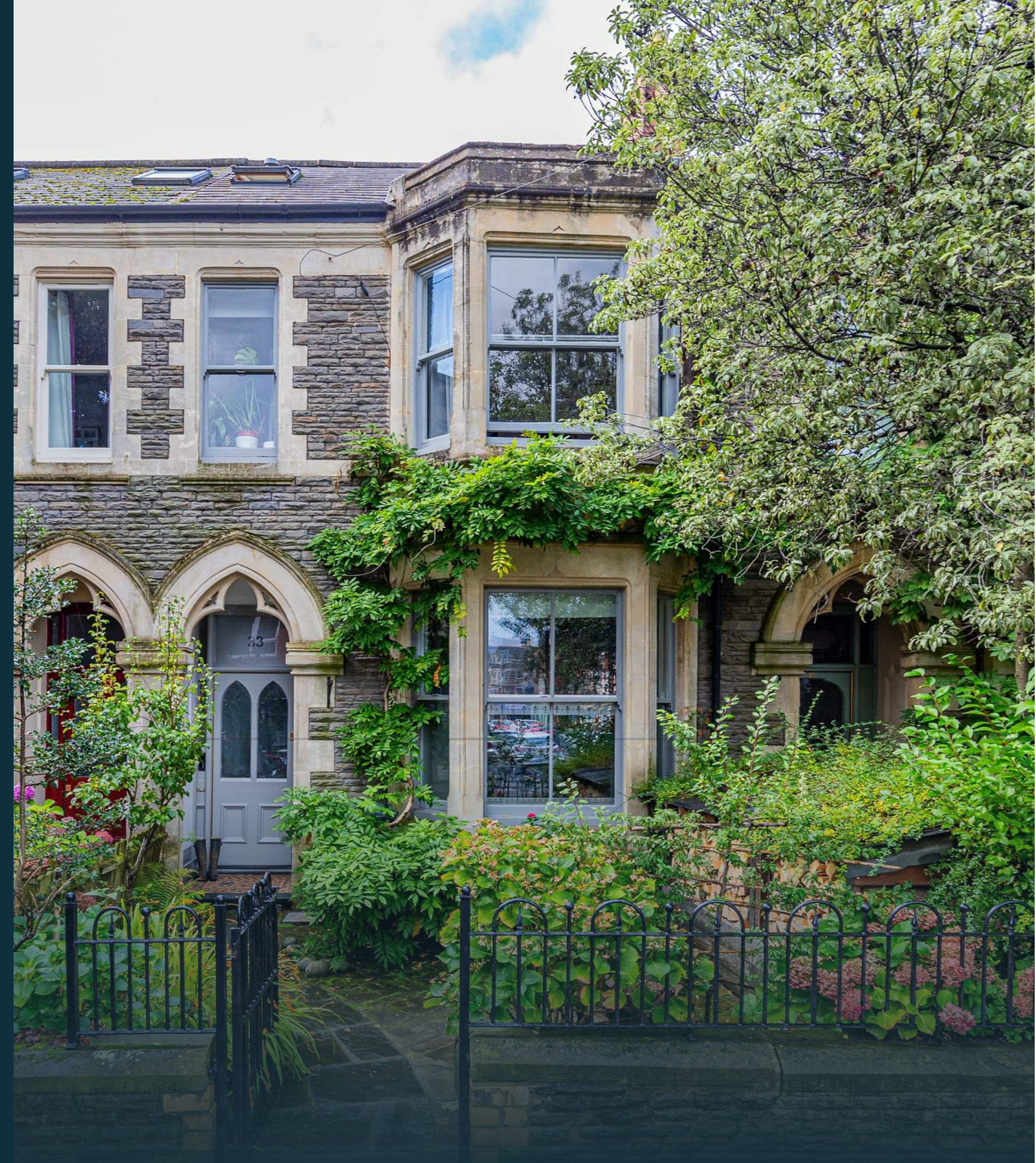


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SEVERN GROVE
PONTCANNA



HALLWAY

LIVING ROOM
3.84m x 4.52m (12'7 x 14'10)

FAMILY ROOM
3.38m x 3.89m (11'1 x 12'9)

DINING ROOM
3.96m x 3.63m (13 x 11'11)

KITCHEN
3.15m x 3.20m (10'4 x 10'6)

LANDING

PRIMARY BEDROOM
5.21m x 4.60m (17'1 x 15'1)

BEDROOM 2
3.43m x 3.89m (11'3 x 12'9)

FAMILY BATHROOM
2.18m x 2.69m (7'2 x 8'10)

DRESSING ROOM / UTILITY SPACE
3.15m x 3.07m (10'4 x 10'1)

BEDROOM 3
3.15m x 3.18m (10'4 x 10'5)

STAIRS & HALL

BEDROOM 4
4.04m x 6.07m (13'3 x 19'11)

ENSUITE
0.97m x 3.56m (3'2 x 11'8)

STORAGE SPACE

GARDEN

Enclosed rear garden, with mature shrubs, trees & plants. Stone patio and path. Working pizza oven.

TENURE




We are informed by our client that the property is freehold, this is too be confirmed by your legal advisor.





SEVERN GROVE

PONTCANNA, CF11 9EN - £630,000

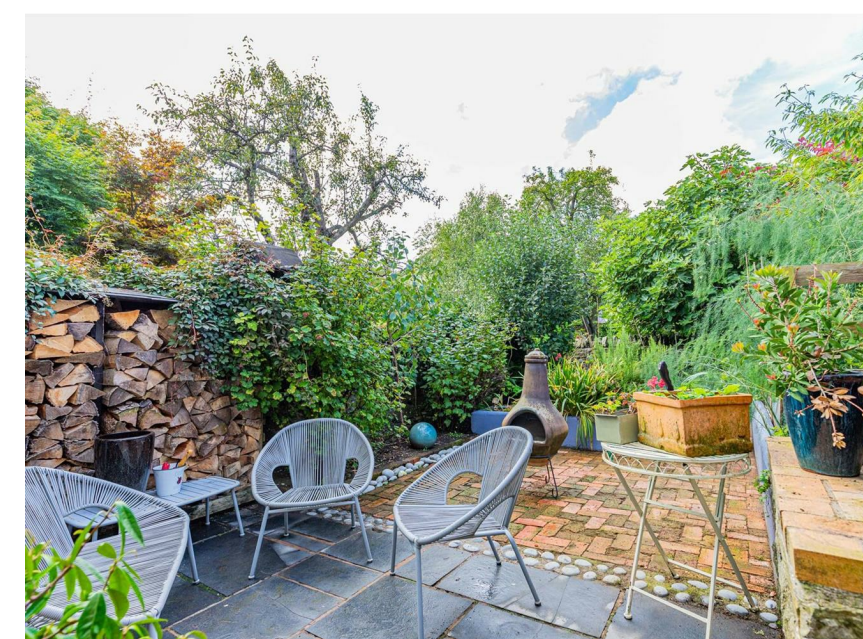
 4 Bedroom(s)  2 Bathroom(s)  1828.15 sq ft

Welcome to this beautiful family home located in the sought-after area of Severn Grove, Pontcanna. This classic Victorian bay-fronted residence is centrally located close to the parks, restaurants, schools and many other attractions of desirable Pontcanna.

The accommodation comprises of an entrance hall with an original tiled floor, two large reception rooms both with period fireplaces. A spacious Kitchen/Dining room, with twin doors that open onto the enclosed patio and rear garden with mature planting, trees and a woodfired stone pizza oven. Upstairs are 4 Bedrooms, two bathrooms, and a dressing room/utility room. Stretching over 1,828 sq ft there is ample space for everyone in the household.

One of the highlights of this property is its period features, adding character and charm to the home. From high ceilings to intricate mouldings, this house exudes character and elegance.

Severn Grove is known for its desirable location, offering a peaceful neighbourhood while still being close to all amenities.



PROPERTY SPECIALIST

Mrs Ruby Ledley
ruby@jeffreygross.co.uk
02920499680
Valuer



Severn Grove, Pontcanna, CRF

Main Building: Total Interior Area 1828.15 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Severn Grove, Pontcanna, Cardiff

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	77
	EU Directive 2002/91/EC	