

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SEVERN ROAD  
PONTCANNA





#### PORCH

#### HALL

#### LIVING ROOM

5.46m x 7.14m (17'11 x 23'5)

#### DINING ROOM

2.72m x 3.12m (8'11 x 10'3)

#### KITCHEN

3.61m x 3.18m (11'10 x 10'5)

#### LANDING

#### BEDROOM 1

4.78m x 3.51m (15'8 x 11'6)

#### BEDROOM 2

4.42m x 3.51m (14'6 x 11'6)

#### BEDROOM 3

1.93m x 3.51m (6'4 x 11'6)

#### BATHROOM

3.68m x 3.28m (12'1 x 10'9)

#### EPC

#### COUNCIL TAX

BAND

#### TENURE

Freehold. This is to be confirmed by your solicitor.










## SEVERN ROAD

PONTCANNA, CF11 9EA - £450,000

 3 Bedroom(s)  1 Bathroom(s)  1380.42 sq ft

Nestled in the sought-after area of Pontcanna, Cardiff, this charming house on Severn Road offers a delightful blend of space and comfort. With a generous size of 1,380 square feet, this property stands out as one of the larger homes on the street, providing ample room.

The house features a large welcoming reception room, that leads on to a bright kitchen diner that overlooks a low maintenance garden. There are three well-proportioned bedrooms. Along with a spacious bathroom that has been recently renovated to create an indulgent space for relaxing.

Pontcanna is renowned for its vibrant community and picturesque surroundings, making it an ideal location for families and professionals alike. The area boasts a variety of local amenities, including charming cafes, boutique shops, and beautiful parks, all within easy reach.

This property presents an excellent opportunity for those seeking a spacious home in a popular neighbourhood.

### PROPERTY SPECIALIST

Mrs Ruby Ledley  
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Valuer





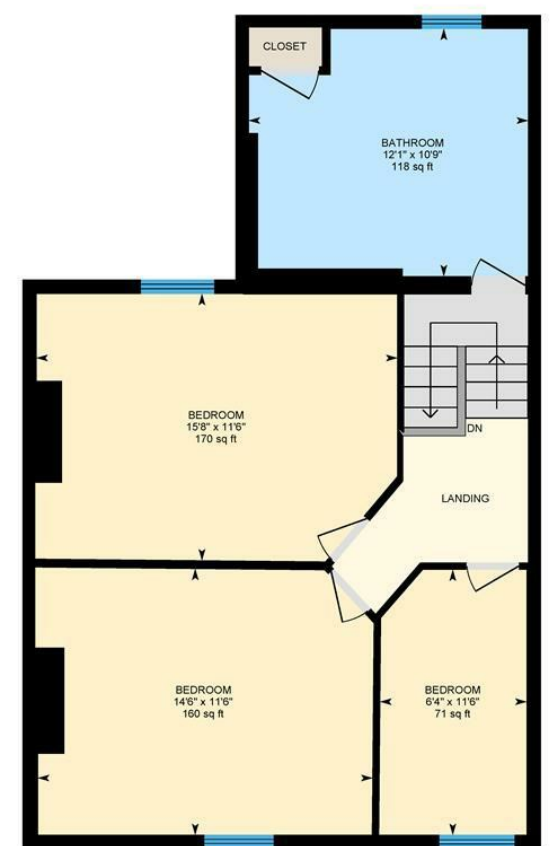


## Severn Rd, Pontcanna, CRF

Main Building: Total Interior Area Above Grade 1380.42 sq ft



Ground Floor



1st Floor



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.



iGUIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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	