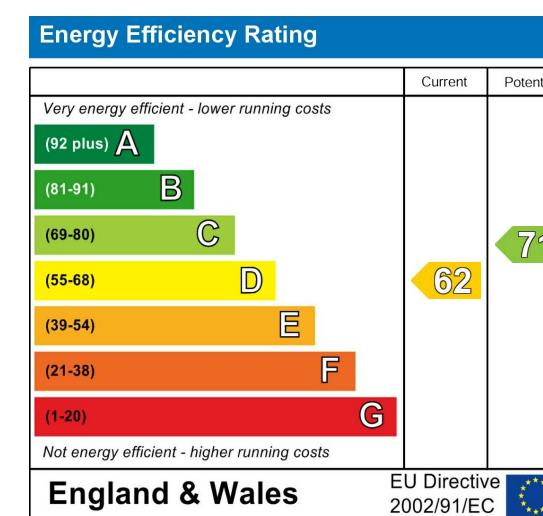
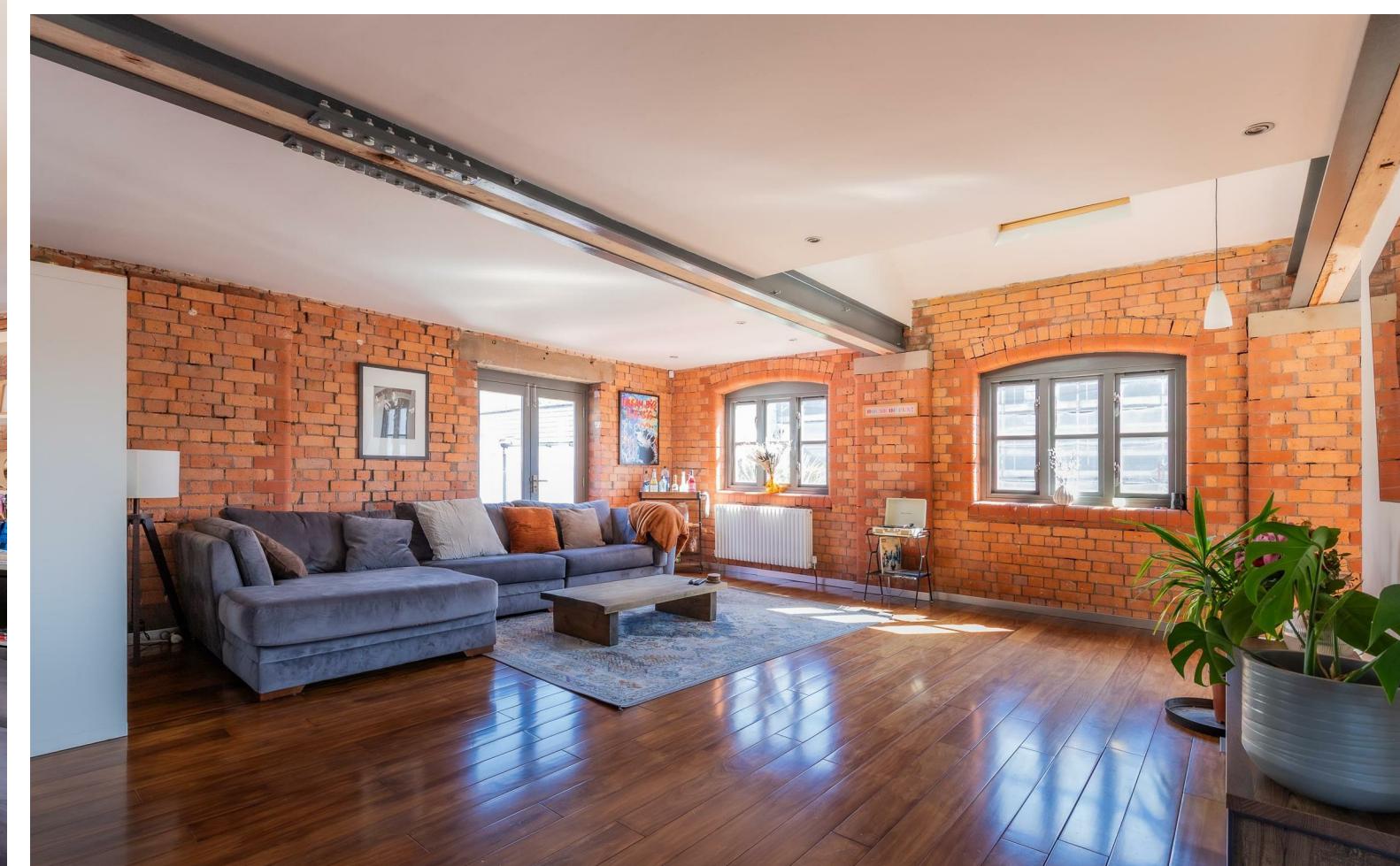


CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

SEVERN ROAD  
PONTCANNA





#### SCHOOL CATCHMENT

my english medium primary catchment area is severn primary school (year 2024-25) note - howardian primary and ysgol gynradd groes-wen primary school catchment areas are yet to be established. applications are welcomed. sylwer - nid oes dalgylch wedi ei sefydlu ar gyfer howardian primary nac ysgol gynradd groes-wen primary school eto. croesewir ceisiadau.

my english medium secondary catchment area is fitzalan high school (year 2024-25)

my welsh medium primary catchment area is ysgol pwll coch (year 2024-25) sylwer - nid oes dalgylch wedi ei sefydlu ar gyfer howardian primary nac ysgol gynradd groes-wen primary school eto. croesewir ceisiadau. note - howardian primary and ysgol gynradd groes-wen primary school catchment areas are yet to be established. applications are welcomed.

my welsh medium secondary catchment area is ysgol gyfun gymraeg plasmawr (year 2024-25)

#### HALL AREA

4.29m x 2.92m (14'1" x 9'7")

#### LOUNGE AREA

5.82m x 5.51m (19'1" x 18'1")

#### DINING AREA

3.76m x 3.53m (12'4" x 11'7")

#### SITTING AREA

5.03m x 3.23m (16'6" x 10'7")

#### KITCHEN

4.60m x 2.39m (15'1" x 7'10")

#### STUDY

3.43m x 1.93m (11'3" x 6'4")

#### UPPER FLOOR LANDING

#### BEDROOM

3.96m x 2.90m (13' x 9'6")

#### DRESSING AREA

4.47m x 2.90m (14'8" x 9'6")

#### ENSUITE

3.41 x 1.84 (11'2" x 6'0")

#### BEDROOM

4.42m x 3.00m (14'6" x 9'10")

#### BALCONY

#### BATHROOM

3.33m x 2.06m (10'11" x 6'9")

#### PARKING

#### COUNCIL TAX

Band F

#### TENURE

We have been advised by our seller client that the property is Leasehold with approximately 103 years remaining on the lease. The annual ground rent is £200 per annum and the annual service charge is £1200.

Comments by - Mr Julian Preston

# SEVERN ROAD

PONTCANNA, CF11 9DP - £500,000

 2 bedrooms  2 bathroom(s)  1658.00 sq ft

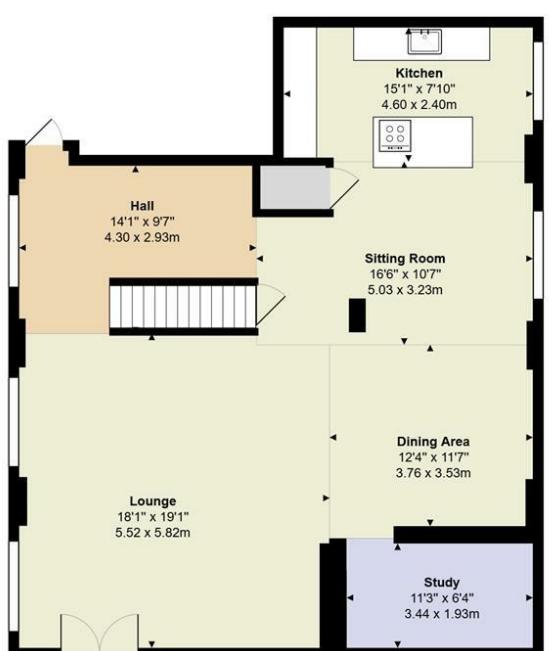
Nestled in the heart of Cardiff, Severn Square presents a remarkable opportunity to acquire a stunning Victorian warehouse conversion behind a set of electric gates. This exquisite luxury apartment (once a Victorian Cheese Factory) boasts an impressive 1,658 square feet of living space, offering a perfect blend of modern comfort and historical charm. Upon entering, you are greeted by a spacious open plan living area that seamlessly combines the sitting room, dining room and lounge, creating an inviting atmosphere ideal for both relaxation and entertaining. The design maximises natural light, enhancing the warm and welcoming feel of the home. The property features two well-appointed bedrooms, each designed with comfort in mind. The master bedroom includes a dressing room and an ensuite bathroom, providing a private sanctuary for your daily routines. The second bedroom is equally delightful, complete with its own balcony, perfect for enjoying a morning coffee or unwinding in the evening. With two bathrooms in total, this home caters to the needs of modern living, ensuring convenience for both residents and guests. The unique character of the Victorian architecture is beautifully preserved, making this property not just a home, but a statement of style and sophistication. Severn Square is ideally located, offering easy access to local amenities, transport links, and the vibrant culture of Cardiff. The property comes with its own parking space behind a set of electric gates. This property is a rare find, combining the elegance of a bygone era with the comforts of contemporary living. Do not miss the chance to make this exceptional apartment your new home.

## PROPERTY SPECIALIST

**Mr Julian Preston**  
julian@jeffreyross.co.uk  
02920 499 680  
Senior valuer



4 Severn Square



Total Area: 1658 ft<sup>2</sup> ... 154.0 m<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

