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CARDIFF

VALE

CAERPHILLY

BRISTOL



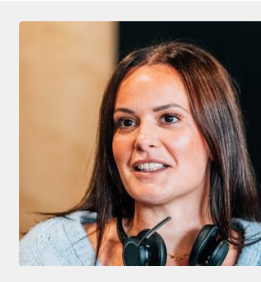
Severn Grove

PONTCANNA



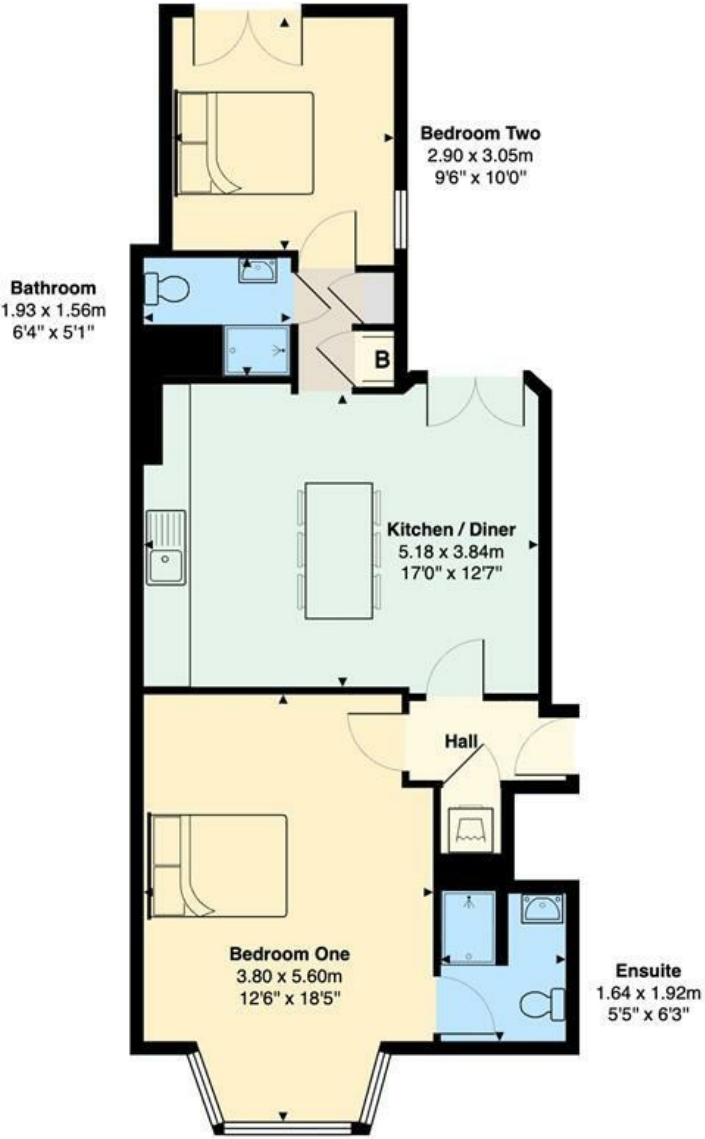
A beautifully refurbished apartment in the heart of Pontcanna, with it's own private garden & off road parking, this property is a rare find!

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk



Flat 1, 60, Severn Grove, Pontcanna, CF11 9FD

Total Area: 65.0 m² ... 700 ft²

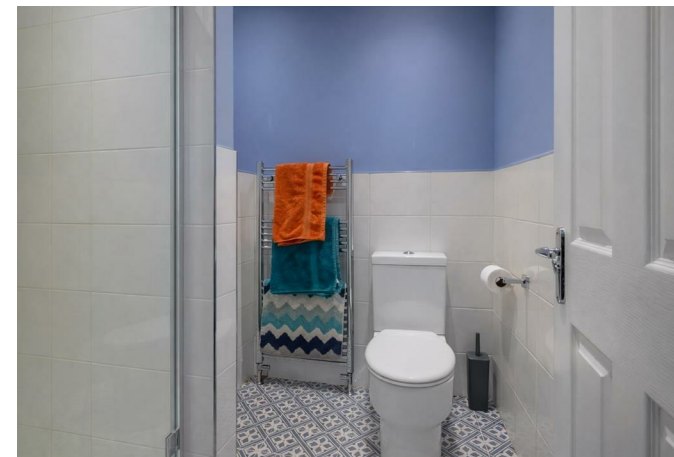
All measurements are approximate and for display purposes only



*We've spent many happy years in this flat!
We especially love the big master bedroom
with its bay window and en suite.
Pontcanna has been a wonderful place to
live.*

Comments by the Homeowner





Severn Grove

Pontcanna, Cardiff, CF11 9FD

Offers In Excess Of

£300,000



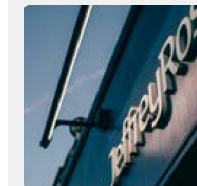
2 Bedroom(s)



2 Bathroom(s)



700.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Located in the popular area of Pontcanna, Cardiff, this lovely garden flat on Severn Grove offers comfortable and convenient living. The flat is around 700 square feet and has two bedrooms, making it ideal for couples or professionals.

The property was renovated to a high standard throughout in 2018. A real highlight is the private garden, which is a rare bonus for city living. The property also benefits from allocated parking.

Pontcanna is a lively and desirable neighbourhood with cafes, independent shops, and parks close by. Cardiff city centre is also easily accessible, making commuting simple.

This is a great opportunity to enjoy relaxed living in one of Cardiff's most sought-after areas.



Entrance Hallway	Tenure
Kitchen / Dining room 16'11" x 12'7" (5.18m x 3.84m)	We are told that this property is Share of Freehold. This is to be confirmed by your legal representative. 992 years remaining.
Modern fitted kitchen, French doors onto garden	Service Charge
Bedroom One 12'5" x 18'4" into bay (3.80m x 5.60m into bay)	£2838.93 per annum
Ensuite 5'4" x 6'3" (1.64m x 1.92m)	EPC
Bathroom 6'5" x 5'1" (1.96m x 1.56m)	C
Bedroom Two 9'6" x 10'0" (2.90m x 3.05m)	Council Tax
Good size double bedroom, currently used as a sitting room, French doors onto garden	BAND D
Storage cupboard 2'2" x 1'2" (0.68m x 0.38m)	
Boiler Cupboard 1'6" x 2'2" (0.46m x 0.67m)	
Utility Cupboard 2'7" x 2'6" (0.79 x 0.77)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

