Severn Grove

PONTCANNA, CF11 9EN

GUIDE PRICE £550,000

Hern & Crabtree



Severn Grove

A beautifully presented three-bedroom home on the popular Severn Grove.

The ground floor features a bright and spacious living room to the front, along with a cosy sitting room complete with a log-burning stove set within an exposed brick fireplace. To the rear, the stylish open-plan kitchen and dining area provides a fantastic space for entertaining, featuring contemporary dark cabinetry, integrated appliances and French doors opening directly onto the garden.

Upstairs are three bedrooms, including a generous principal bedroom benefiting from a walk-through dressing room and adjoining shower room. A beautifully appointed family bathroom features a freestanding bath and separate walk-in shower, while a useful cellar provides additional storage space.

Outside, the enclosed rear garden offers a paved seating area, a generous lawn and established planting, creating an ideal setting for outdoor dining and relaxation.

Perfectly positioned within walking distance of Pontcanna's independent cafés, restaurants and boutique shops, the property also enjoys easy access to Llandaff Fields, Pontcanna Fields and Cardiff city centre. A wonderful opportunity to acquire a spacious home in one of Cardiff's most desirable neighbourhoods.











Approx 1666.00 sq ft

Council Tax Band: F

Front
Front forecourt garden. Low rise stone wall with timber gate.

Entrance Hall
Enter via an obscured double glazed composite door to the front elevation with window over. Stairs rising to the first floor. Door leading down to the cellar. Stripped wooden flooring. Radiator.

Living Room
Double glazed window to the front elevation. Coved ceiling. Cast iron feature fireplace with slate hearth. Fitted storage cupboard into alcove. Stripped wooden flooring. Radiator.

Sitting Room
Open access through to the dining area. Coved ceiling. Inset within chimney breast with exposed brickwork, cast iron log burner and slate hearth. Fitted storage cupboard and shelving into alcoves. Stripped wooden flooring. Radiator.

Dining Room
Double-glazed French doors opening onto the rear garden. Open-plan to the kitchen and sitting room. Tiled flooring. Radiator.

Kitchen
Double glazed windows to the side and rear elevation. Wall and base shaker style units with marble worktops over. Stainless steel inset one and half bowl sink with mixer tap. Integrated slimline dishwasher. Integrated four ring Neff electric hob with fitted cooker hood over. Integrated Neff oven. Integrated Neff microwave. Space and plumbing for washing machine. Space for fridge freezer. Fitted shelving. Half rise feature wall panelling with fitted storage bench and further fitted storage either side. Tiled flooring. Radiator and further vertical radiator.

Landing
Stairs rise up from the entrance hall. Wooden handrail with wrought iron spindles. Matching bannister. Stripped wooden stairs with carpet runner and stair rods. Coved ceiling.

Bedroom One
Lightwell providing natural light. Radiator. Archway leading through to the dressing room

Dressing Room
Double glazed skylight window. Fitted open wardrobes. Radiator. Door leading to the en suite.

En Suite
Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower quadrant with fitted shower over, wet wall panels and glass sliding doors. Luxury vinyl tile flooring. Shaver point. Extractor fan. Radiator.

Bedroom Two
Double glazed window to the front elevation. Coved ceiling. Radiator.

Bedroom Three
Double glazed window to the front elevation. Coved ceiling. Radiator.

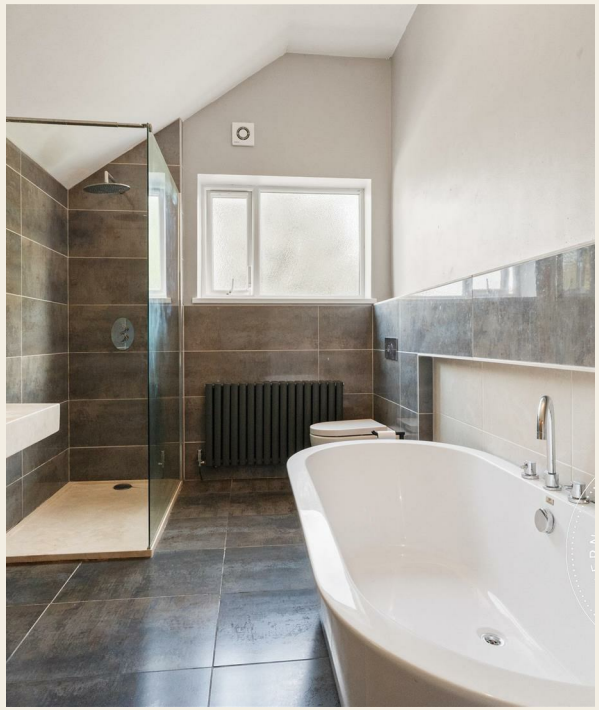
Bathroom
Double glazed obscure window to the rear elevation. Wall mounted W/C. Stone wall mounted sink. Stone shower tray with fitted shower over, rainfall shower head and glass splashback screen. Freestanding bathtub. Part tiled walls. Tiled flooring. Light up mirror. Extractor fan. Radiator.

Cellar
Accessed via stairs from the entrance hall. Providing useful storage space. Worcester gas combination boiler. Radiator. Power and light.

Garden
An enclosed rear garden featuring a paved patio area directly accessed from the dining room via French doors. Paved patio seating area. Steps lead up to a lawned area with established trees, shrubs and planting borders, enclosed by timber fencing. Outside light. Cold water tap.

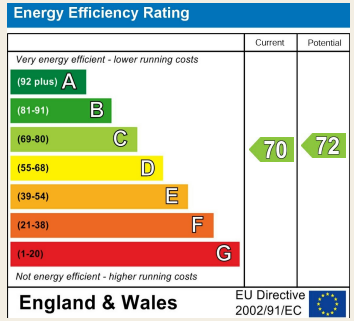
Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating C.

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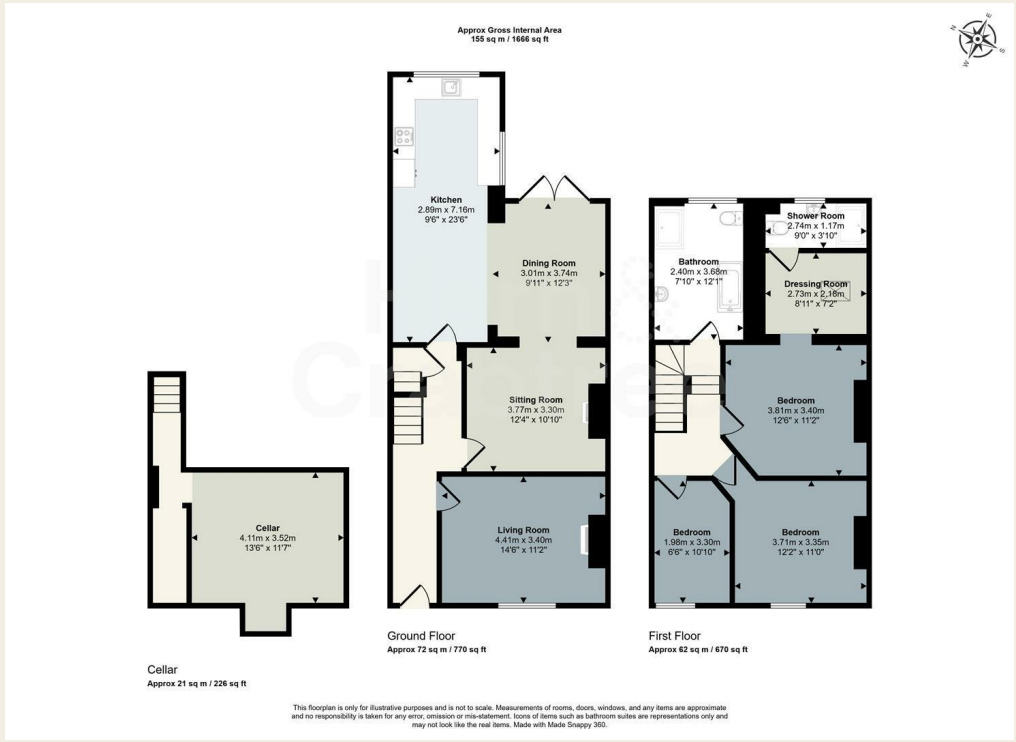
Good old-fashioned service with a modern way of thinking.











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