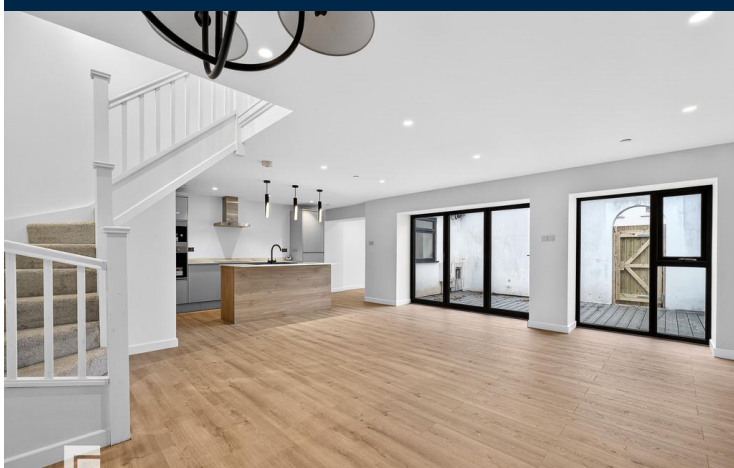




SEVERN GROVE
PONTCANNA
CARDIFF
CF11 9EN

ASKING PRICE OF
£399,950



MODERN COTTAGE



2



2



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NEW BUILD COTTAGE WITH A MODERN TWIST MGY are delighted to bring to market this beautiful new build modern cottage situated within the heart of Pontcanna, on the much favoured Severn Grove. The bright and spacious accommodation briefly comprises entrance hallway opening into open plan lounge/kitchen/diner, downstairs wet room, two double bedrooms and family bathroom. The property further benefits from a private garden, is chain free and has been finished to a very high specification. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 818 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from street. Laminate flooring. Radiator. Double glazed uPVC window to side aspect. Cupboard housing boiler. Spotlights. Opening into :-

LOUNGE/KITCHEN/DINER

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with extractor over and inset black sink and drainer with mixer tap over. Integrated appliances such as fridge/freezer, dishwasher, wine cooler, oven and microwave. Spotlights. Power points. Radiator. Bi folding doors leading to garden. Door to utility. Stairs rising to first floor.

UTILITY ROOM

Tiled flooring. Vanity stainless steel sink with mixer tap over and storage beneath. Chrome heated towel rail. Spotlights. WC. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Extractor.

FIRST FLOOR

Carpet to stairs and landing. Spotlights. Doors to both bedrooms and bathroom.

MASTER BEDROOM

Carpet to floor. Spotlights and additional wall lights. Two Velux windows. Radiator. Power points. TV point.

BATHROOM

Tiled flooring and partially tiled walls. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Bath with mixer tap over. Chrome heated towel rail. Double glazed window to rear aspect.

BEDROOM TWO

Carpet to floor. Spotlights with additional wall lighting. Double glazed Velux window with additional window to rear aspect. Radiator. Power points.

OUTSIDE

Private garden. Composite decking.

TENURE

MGY have been advised that the property is FREEHOLD.

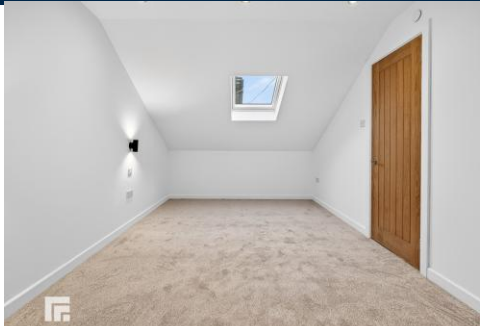


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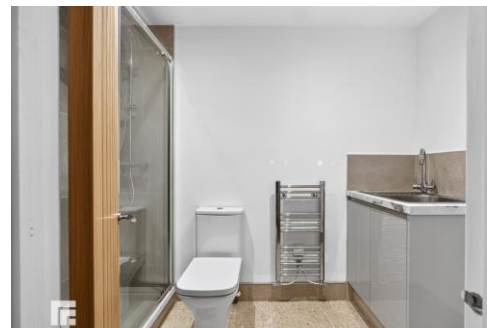
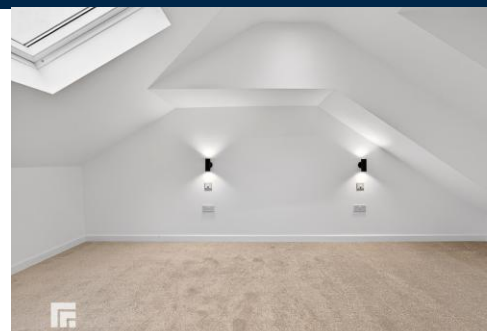


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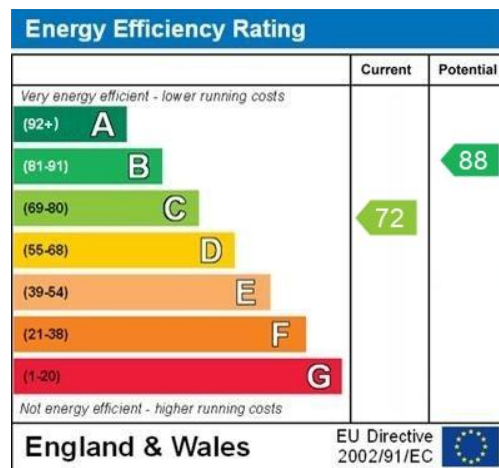
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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