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CARDIFF

VALE

CAERPHILLY

BRISTOL



Severn Grove

PONTCANNA



Comments by Mr Luke Trezise

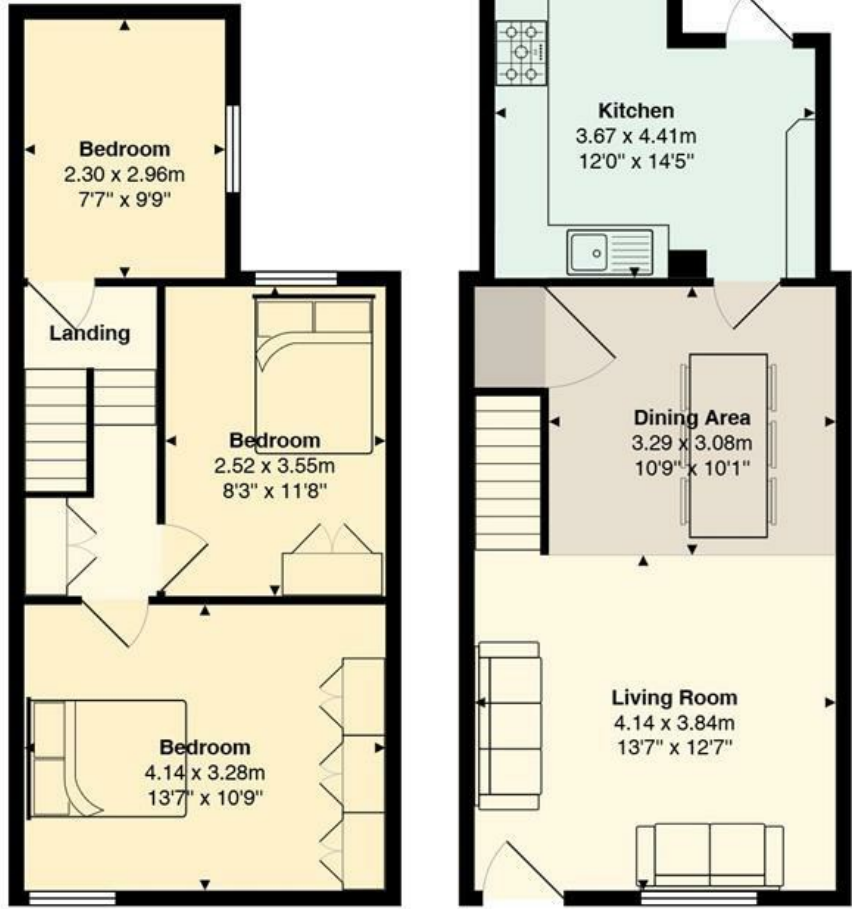
Property Specialist
Mr Luke Trezise
Senior valuer

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Severn Grove

Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



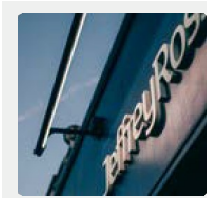


Severn Grove

Pontcanna, Cardiff, CF11 9EN

Offers In Excess Of
£400,000

 3 Bedroom(s)  null Bathroom(s)  946.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Welcome to 18 Severn Grove, a charming three-bedroom modern home nestled in a prime location in Cardiff. This delightful property spans an impressive 946 square feet, offering ample space for comfortable living.

Situated on a picturesque tree-lined road, this home benefits from a serene environment while being conveniently close to a variety of amenities. Residents will appreciate the easy access to local shops, cafes, and essential services, making daily life both convenient and enjoyable. Additionally, the nearby parks provide a perfect setting for leisurely strolls, outdoor activities, and family gatherings.

The interior of the house is designed to cater to modern living, with well-proportioned rooms that create a welcoming atmosphere. Each bedroom offers a peaceful retreat, ideal for relaxation after a busy day. The layout of the home promotes a sense of space and light, making it a perfect choice for families or professionals seeking a comfortable abode.

With its excellent location and contemporary features, 18 Severn Grove presents a wonderful opportunity for those looking to settle in a vibrant community. This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this lovely home your own.



Living room 22'7" x 13'6" (6.89 x 4.13)

Kitchen 12'2" x 12'0" (3.73 x 3.67)

Bathroom

Bedroom 1 10'9" x 13'5" (3.30 x 4.10)

Bedroom 2 11'4" x 8'2" (3.47 x 2.51)

Bedroom 3 9'8" x 7'6" (2.96 x 2.31)

School Catchment

Severn Primary School
Fitzalan High School

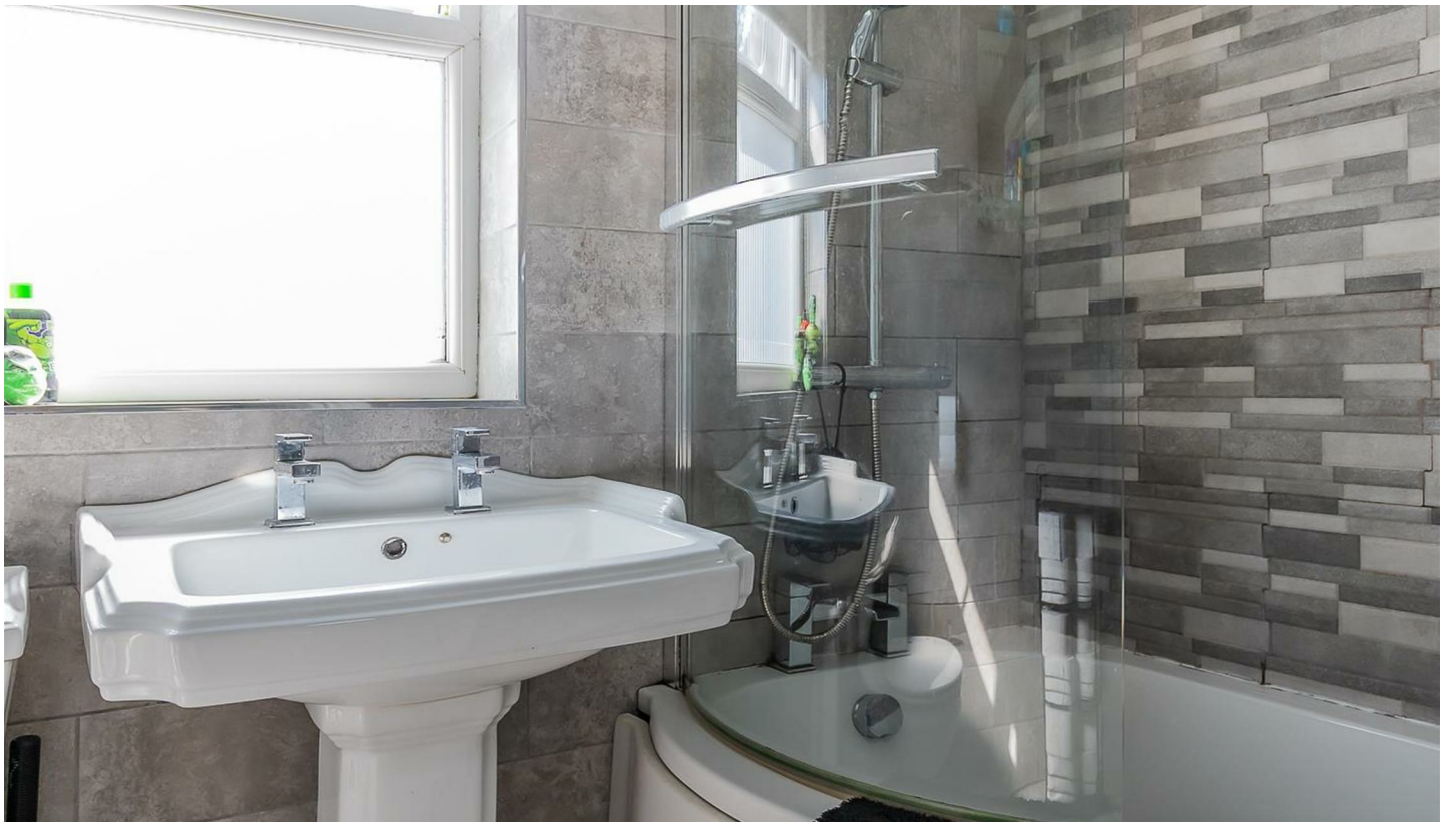
Ysgol Gymraeg Pwll Coch
Ysgol Gyfun Gymraeg Glantaf

EPC

Rating C

Council Tax band

Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	

