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*Severn Grove*

PONTCANNA

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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Gwern Hafren

Total Area: 844 ft<sup>2</sup> ... 78.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

The property benefits from a more private setting, with only two flats located on each floor. A lift provides convenient access close to the front door.

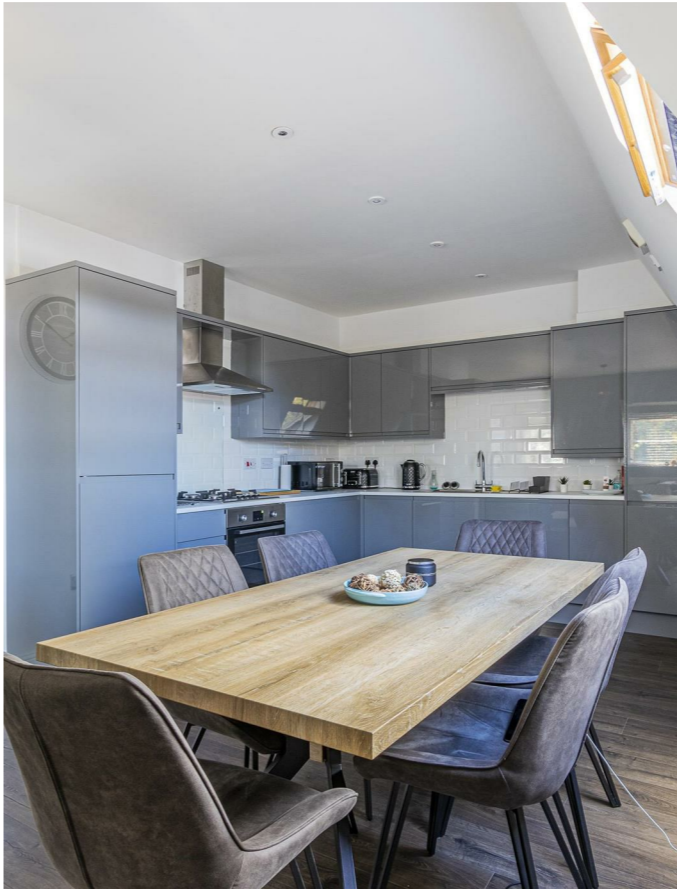
The building features a secure entrance system with fob and combination access, as well as a video entry system. The flat also includes allocated parking.

The location is highly convenient, being approximately a 15-minute walk to the stadium, 20 minutes to the town centre, and just 5 minutes to the park.

A variety of local amenities are nearby, including shops, pubs, cafés, and other services.

Comments by the Homeowner





# Severn Grove

Pontcanna, Cardiff, CF11 9EY

Offers Over

£300,000



2 Bedroom(s)



2 Bathroom(s)



844.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are pleased to offer this charming two bedroom apartment in the popular area of Pontcanna. This penthouse apartment on Gwern Hafren spans an impressive 844 square feet, this property is perfect for those seeking a stylish urban retreat.

The apartment features a spacious lounge diner with a modern fitted kitchen. The apartment comprises of two well-appointed bedrooms, one en-suite & one family bathroom.

Constructed between 2000 and 2009, this property boasts contemporary design and modern amenities, making it a desirable choice for discerning buyers.

For those with a vehicle, the property includes parking for one car, a valuable asset in this vibrant area. Pontcanna is known for its picturesque streets, local parks, and a variety of cafes and shops, making it a sought-after location for both families and professionals alike.

This penthouse apartment is a rare find, combining space, style, and a prime location. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of city living in a serene setting.



#### Hallway

Living Room / Kitchen 17'4" x 24'2" (5.29 x 7.39)

Bedroom 1 15'1" x 11'5" (4.61 x 3.49)

Ensuite 4'10" x 11'5" (1.49 x 3.49)

Bedroom 12'5" x 7'8" (3.81 x 2.35)

Bathroom 5'10" x 7'3" (1.79 x 2.21)

#### Tenure

Leasehold 979 years left •  
Ground rent is currently £200 per year •  
Service charges - £1,680.00 per annum

all of this is to be checked by your legal advisor.

#### Council Tax

BAND F

#### EPC

Rating B

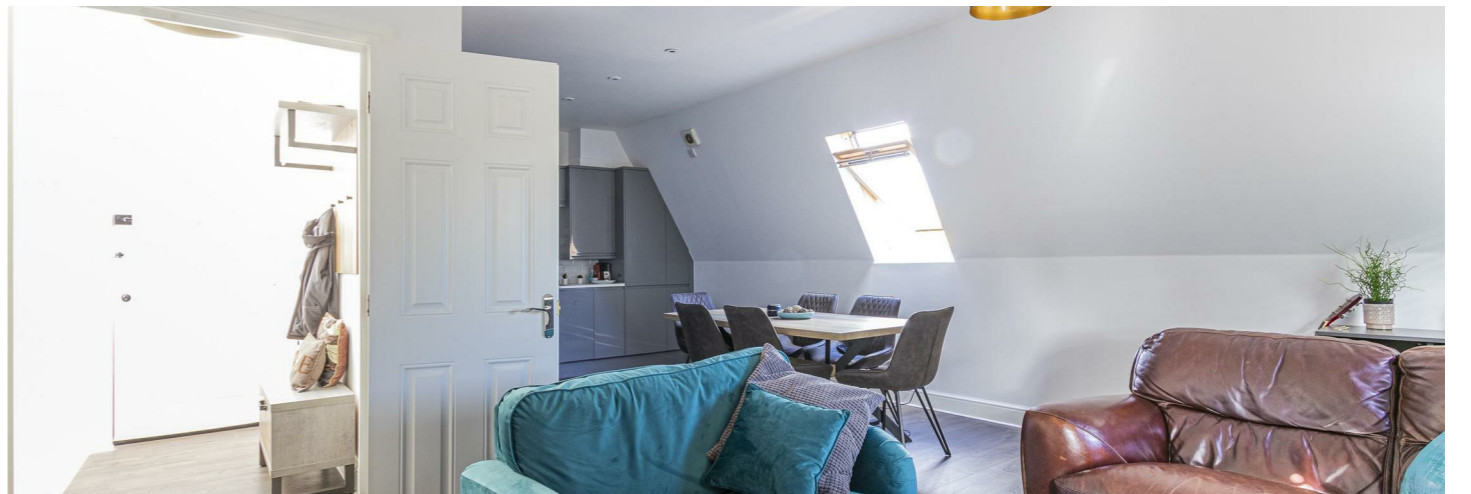
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp;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

