

Severn Road

PONTCANNA, CF11 9EA

GUIDE PRICE £385,000

**Hern &
Crabtree**



Severn Road

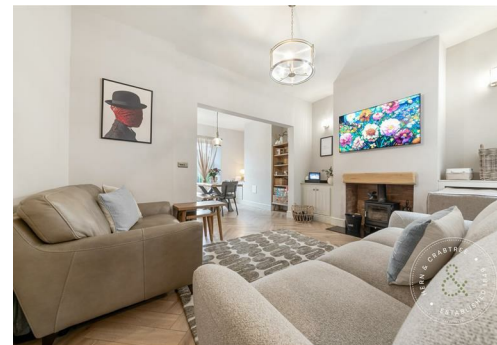
A beautifully presented and charming cottage style home situated on the highly sought after Severn Road in the vibrant area of Pontcanna, Cardiff.

This delightful mid-terrace house offers a perfect blend of character and modern living. Built in the region of 1910, the property boasts a rich history, while providing fully modernised space for comfortable living, with a generous garden attached.

Upon entering, you are welcomed into a well designed reception hall with feature flooring and wall panels providing access to a beautiful open plan lounge/ dining room - complete with wood burner. The stylish, modern kitchen is generous in proportions and provides a dining space with french doors opening out on to the landscaped garden. Upstairs are two well designed, double bedrooms complete with generous fitted storage and a superb, spacious family bathroom. which has been recently modernised too.

The property's location in Pontcanna, is particularly appealing, known for its lively community atmosphere and an array of local amenities. Residents can enjoy nearby parks, shops, and eateries, making it an ideal choice for families and professionals alike.

This charming home presents an excellent opportunity for those seeking a property with character in a sought-after area of Cardiff. Viewings come highly recommended in order to fully appreciate!



Approx 1022.58 sq ft

Council Tax Band:

Reception hall

The property is entered through panelled front door to the reception hallway. Feature Herringbone style flooring. Decorative panel effect walls. Picture rail. Useful coat hook area, ideal for storage. Ceiling light point. Door to:

Dining area

A beautifully presented, light and spacious open plan dining area, perfect for entertaining. UPVC double glazed window to the front elevation with aspect to the front garden. Radiator. Ceiling light point. Built in cupboard. Alcove to side of chimney breast, ideal for shelving or storage unit. Feature Herringbone style flooring. Squared off archway leads to:

Lounge area

A beautifully presented and cozy lounge area featuring a focal multi fuel wood burning fireplace with alcoves to the side offering fitted storage. Continuation of the Herringbone style flooring. Wired for wall lights. Ceiling light point. Double glazed window to the rear elevation with aspect to the garden. Door to:

Rear hall

Staircase rising to the first floor with understairs storage cupboard of good size. Decorative panel effect wall. Door to:

Kitchen/ diner

A superb and generous size open plan kitchen/ dining room. Featuring a wide range of matching wall and base units with soft sage panelled doors and complementary white counter tops. Integrated, eye level double electric oven and grill. Integrated electric induction hob with cooker hood above. Inset Belfast style sink unit with mixer tap above. Integrated dishwasher. Integrated fridge and freezer. Built in wine cooler. Feature Herringbone style flooring. Extractor. Vertical column style radiator. Three double glazed windows to the side elevation offering maximum light. Double glazed french doors to the rear elevation offering access to the generous rear garden. Fitted breakfast bar style unit with space for seating. Spotlights to the ceiling.

Landing

A split level landing. Double glazed window. Two ceiling light points. Loft access hatch with pull down ladder.

Bedroom one

A beautifully presented, light and spacious bedroom with two double glazed windows to the front elevation. Coving to the ceiling. Two double fitted wardrobes with cupboards above providing excellent storage facilities. Stripped wooden flooring. Radiator.

Bedroom two

A lovely second double bedroom with double glazed window to the rear elevation having aspect to the garden. Two sets of fitted double wardrobes with cupboards above offering excellent storage facilities. Feature stripped wooden flooring. Radiator.

Bathroom

A beautiful and spacious family bathroom, well designed to incorporate a four piece suite comprising panelled bath with mixer tap and shower attachment, fitted shower cubicle, wash hand basin set into vanity unit with storage beneath and low level WC. Featured tiled flooring. Walls are part tiled. Heated towel radiator. Double glazed obscure window to the side elevation.

Outside front

To the front of the property is a private garden with hedging, pedestrian path and raised garden laid to chippings.

Outside rear

To the rear of the property is a generous size, enclosed garden which has been landscaped. Attractive raised lower beds to the borders. Paved pathway to one side. Area laide to chippings. Raised decked sun terrace to the rear of the plot offering a lovely area for outside dining. The garden is enclosed by timber fencing.

Additional information

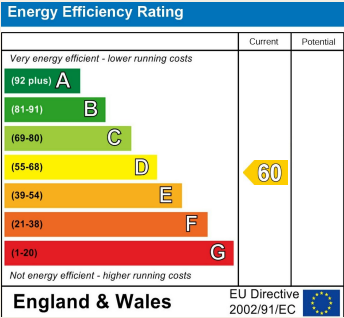
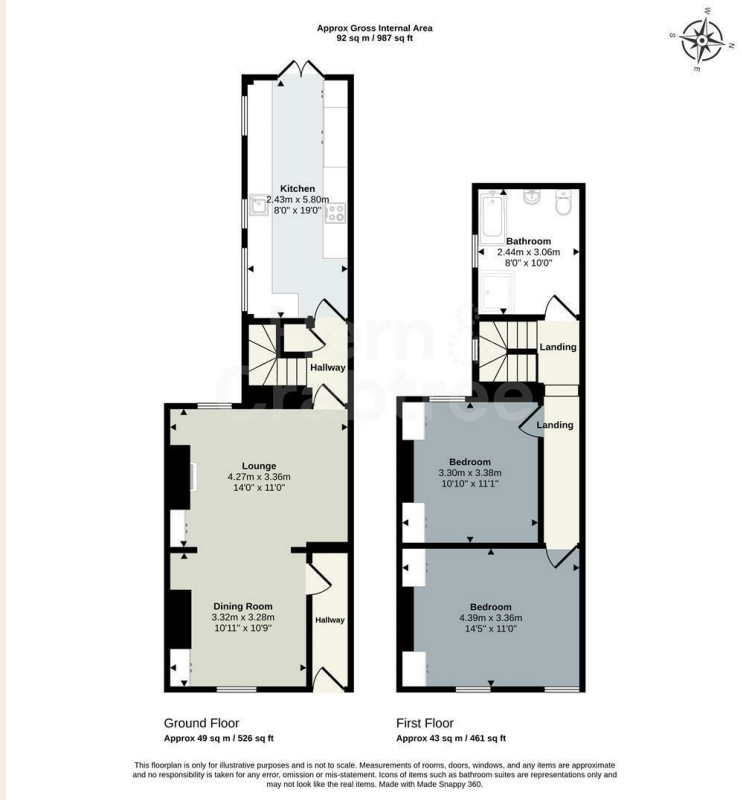
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