



**Severn Grove, Cardiff CF11 9EN**



**welcome to**

**Severn Grove, Cardiff**

Discover refined living in this beautifully extended three-bedroom home, set in the prestigious Pontcanna district. Featuring a generous landscaped garden with the serene backdrop of St Catherine's Church, and effortless access to a wealth of local amenities.



### **Lounge**

13' 4" Max x 23' 1" Max ( 4.06m Max x 7.04m Max )

Tiled feature wall, spot lights, under stairs storage, two radiators, electric points, double glazed window to front, stairs, electric meter, wood flooring.

### **Kitchen**

11' 8" Max x 14' 2" Max ( 3.56m Max x 4.32m Max )

Extractor fan, oven, hob with splashback, sink and draining unit, wall and base units, tiled walls and floor, skylight, access to garden, utility and bathroom, electric points, spot lights.

### **Utility Room**

2' 7" Max x 7' 1" Max ( 0.79m Max x 2.16m Max )

Access to bathroom, electric points.

### **Bathroom**

6' 6" Max x 5' 3" Max ( 1.98m Max x 1.60m Max )

Tiled walls and floor, hand wash basin, WC, bath with overhead shower, radiator, privacy double glazed window to rear, spot lights.

### **Landing**

Access to all upstairs rooms and attic.

### **Bedroom One**

10' 6" Max x 13' 4" Max ( 3.20m Max x 4.06m Max )

Wood effect flooring, 2 large double glazed windows to front of property, radiator.

### **Bedroom Two**

11' 1" Max x 8' 1" Max ( 3.38m Max x 2.46m Max )

Wood effect flooring, radiator, double glazed window to rear.

### **Bedroom Three**

9' 4" Max x 7' 6" Max ( 2.84m Max x 2.29m Max )

Wood effect flooring, double glazed window to side, spot lights, radiator.

### **Front Garden**

Gated with wall, path to house.

### **Rear Garden**

Paved back garden area, fenced.



***view this property online*** [allenandharris.co.uk/Property/CRP107976](https://allenandharris.co.uk/Property/CRP107976)



welcome to

## Severn Grove, Cardiff

- Open-Plan Lounge/Dining
- Modern Kitchen
- Three Bedrooms
- Private Garden
- Gated Front Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107976](https://allenandharris.co.uk/Property/CRP107976)



Property Ref:  
CRP107976 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**