



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.



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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



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Property Ref:
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