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CARDIFF

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*Severn Grove*

PONTCANNA



*If you're looking for a comfortable, spacious home in a great neighbourhood, this one is definitely worth a look.*

Comments by Mrs Ruby Ledley



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

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



*A lovely terraced house in the heart of Pontcanna, a stone throw away from some of Cardiff best restaurants, bars & boutiques.*

Comments by the Homeowner





|                                           |                                                                                                      |
|-------------------------------------------|------------------------------------------------------------------------------------------------------|
| Hallway                                   | Tenure                                                                                               |
| Lounge 13 x 11 (3.96m x 3.35m)            | We are advised that this property is freehold. This is to be confirmed by your legal representative. |
| Reception Room 11 x 10'11 (3.35m x 3.33m) | Council Tax                                                                                          |
| Kitchen Diner 21'5 x 16 (6.53m x 4.88m)   | BAND F                                                                                               |
| Landing                                   |                                                                                                      |
| Bedroom 1 16'7 x 11'1 (5.05m x 3.38m)     |                                                                                                      |
| Bedroom 2 11 x 11 (3.35m x 3.35m)         |                                                                                                      |
| Bedroom 3 10 x 7'7 (3.05m x 2.31m)        |                                                                                                      |
| Bathroom                                  |                                                                                                      |
| Bedroom 4 15 x 10'11 (4.57m x 3.33m)      |                                                                                                      |
| EPC                                       |                                                                                                      |

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



# Severn Grove

Pontcanna, Cardiff, CF11 9EN

Guide Price

£495,000

 4 Bedroom(s)

 1 Bathroom(s)

 1346.00 sq ft



Contact our

**Pontcanna Branch**

02920 499680

Welcome to Severn Grove, Cardiff, in the charming area of Pontcanna, this delightful house offers a perfect blend of comfort and style. With for well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the house is both practical and welcoming, ensuring that every corner is utilised effectively.

Severn Grove is known for its friendly community atmosphere and proximity to local amenities, including shops, parks, and schools, making it a desirable location for both families and professionals. The area is well-connected to Cardiff city centre, offering a vibrant lifestyle with a variety of dining, shopping, and cultural experiences.

This property presents an excellent opportunity for those looking to settle in a lovely neighbourhood while enjoying the comforts of a spacious home. Whether you are a first-time buyer or seeking a new family residence, this house in Severn Grove is certainly worth considering.



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