



**GWERN HAFREN,  
SEVERN GROVE**  
PONTCANNA  
CARDIFF CF11 9EY

ASKING PRICE OF  
**£179,500**



**FIRST FLOOR APARTMENT**



**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** A superbly presented first floor apartment situated on the sought-after tree lined Severn Grove. Ideally located for local shopping on Pontcanna Street and within a short walk of Llandaff Fields. The accommodation comprises of entrance hallway, open plan living area incorporating lounge/kitchen, double bedroom and bathroom. Fully fitted kitchen. Street parking.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 366 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE - COMMUNAL HALLWAY**

Communal door into entrance hallway, stairs and lift rising to first floor, door to Apartment 7.

#### **LOUNGE**

13' 6" x 8' 3" (4.13m x 2.52m)

Plain ceiling, spotlights, uPVC double glazed sash bay & single window to the front elevation, three double panelled radiators with thermostat, power points, TV aerial point, central heating thermostats and door entry phone.

#### **KITCHEN AREA**

7' 6" x 8' 1" (2.29m x 2.48m)

A range of wall and base units with complementary working surfaces, 1.5 stainless steel sink drainer with mixer taps, tiled splashbacks, stainless steel four ring gas hob, stainless steel electric oven, stainless steel chimney style extractor fan, integrated fridge freezer and washer/dryer, power points and tiled floor.

#### **BEDROOM**

8' 5" x 12' 9" (2.58m x 3.90m)

uPVC double glazed bay window to the front with sliding sash style window, plain ceiling, spotlights, skirting boards, power points, TV aerial point and double panelled radiator with thermostat.

#### **BATHROOM**

5' 2" x 6' 0" (1.58m x 1.85m)

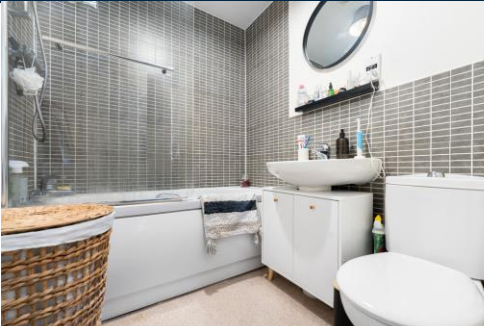
Three piece suite comprising of shower bath with chrome taps and shower fittings and glass screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, double panelled radiator with thermostat, plain ceiling, light fitting and extractor fan.

#### **TENURE**

MGY are advised that the property is leasehold with a lease remaining of 982 years. The annual service charge is approx. £1560 per annum with an annual ground rent of £150.



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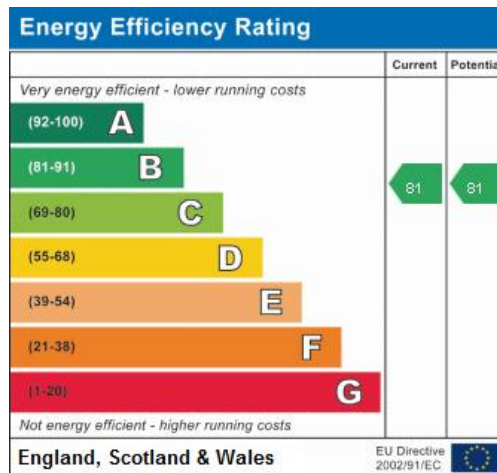


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7 Gwern Hafren, Pontcanna CF11 9EW



All measurements are approximate and for display purposes only



**PONTCANNA** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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