Severn Road

PONTCANNA, CF11 9EA

GUIDE PRICE £250,000

Hern & Crabtree



Severn Road

Positioned between the ever popular areas of Pontcanna and Canton, this distinctive ground floor garden flat forms part of a characterful former bakery and offers stylish, light filled accommodation with high ceilings and a private garden. The property combines period proportions with practical modern living, with well balanced rooms, excellent ceiling height and a layout that flows naturally from the main living space through to the private rear courtyard.

The living room and dining space sits at the heart of the home, opening into the kitchen to create a sociable arrangement, while two double bedrooms are positioned to the quieter side of the property. A rear lobby provides access to both a shower room and the private courtyard garden, creating a useful secondary entrance and a pleasant connection to the outside space. The property also benefits from gated off street parking, a rare feature for this location.

The location is a major feature, set between Pontcanna and Canton, two of Cardiff's most sought after neighbourhoods known for their independent cafés, restaurants and shops. Thompson's Park and Llandaff Fields are both within walking distance, offering green open spaces along the River Taff. The area is well served by public transport links into Cardiff city centre and Cardiff Central railway station, making it ideal for those commuting. Well regarded local schools and a strong sense of community make this area consistently popular with buyers.

This is a unique and well presented home in one of Cardiff's most desirable locations, offering character, outside space and parking.











Approx 710.00 sq ft

Council Tax Band: E

Communal Entrance
Entered via a communal entrance with door leading to the flat.

Entrance Hall
A small entrance hall providing space for coats and shoes, with an interconnecting door leading through to the main living accommodation.

Living Room/Diner
A bright and welcoming living space with double glazed windows to the front aspect, radiator and wood laminate flooring. A squared archway opens into the kitchen and a door leads to the inner hallway, creating a sociable and well connected layout.

Kitchen
Fitted with wall and base units with worktops over incorporating a four ring gas hob with integrated oven and cooker hood above. One and a half bowl sink with drainer, tiled splashbacks, space for washing machine, fridge and freezer. Integrated dishwasher. Double glazed window to the front aspect, extractor fan and tiled flooring.

Inner Hallway
With wood laminate flooring and doors leading to both bedrooms and the bathroom.

Bathroom
Comprising WC, wash hand basin and bath with shower off the mixer tap and glass screen. Tiled splashbacks, tiled floor, heated towel rail, extractor fan and a useful airing cupboard.

Bedroom One
Double bedroom with double glazed window to the side aspect, radiator and door leading to the rear lobby.

Bedroom Two
Double bedroom with double glazed window to the side aspect, radiator and recess suitable for wardrobe storage. The room benefits from high ceilings and good natural light.

Rear Lobby
With laminate flooring, radiator, Worcester gas combination boiler and obscure double glazed door leading out to the rear courtyard. A door from the lobby leads to the shower room.

Shower Room
Comprising WC, wash hand basin and shower set within a quadrant enclosure. Tiled floor and splashbacks, heated towel rail, extractor fan and shaver point.

Rear Courtyard and Parking
To the rear is a private paved courtyard providing space for a small seating area with gate access leading to a gated off street parking area located under a covered section to the rear of the building, with an allocated space for one vehicle.

Tenure
Share of the freehold. 999 years from 2004 with 977 years remaining. £2,900 Annual service and maintenance charges.

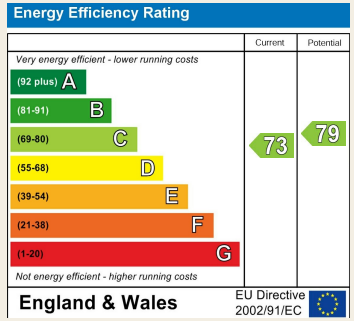
Additional Information
Council Tax Band E (Cardiff). EPC rating C.

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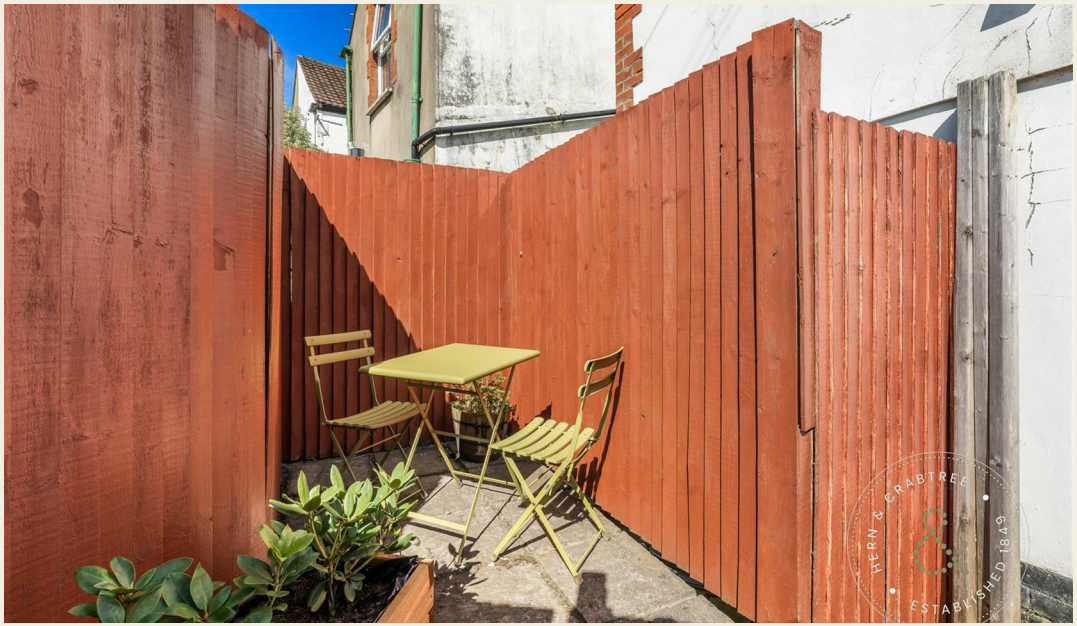






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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