

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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SEVERN GROVE
PONTCANNA

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PONTCANNA, CF11 9EN - £450,000

This delightful Victorian mid-terrace house offers a perfect blend of traditional character and modern living. Spanning an impressive 797 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space. Upon entering, you are welcomed into a well-appointed lounge and dining room, which provides a warm and inviting atmosphere for both relaxation and entertaining. The adjoining kitchen is functional and stylish, catering to all your culinary needs. One of the standout features of this property is the attractive rear garden, a serene outdoor space perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the garden includes a workshop at the rear, offering ample storage or a creative space for hobbies. The house is presented to an excellent standard, ensuring that you can move in with ease and enjoy your new home from day one. With its prime location in Cardiff, you will benefit from a vibrant community, local amenities, and convenient transport links. This property is a wonderful opportunity for those looking to embrace the charm of Victorian architecture while enjoying modern comforts. Don't miss your chance to make this lovely house your new home.

 2 bedroom(s)  1 bathroom(s)  797.00 sq ft

ENTRANCE

LOUNGE/DINER
6.58m x 3.66m min (21'7" x 12' min)

KITCHEN
3.86m x 2.79m (12'8" x 9'2")

GARDEN STORE
4.04m x 0.81m (13'3" x 2'8")

LANDING
3.58m x 1.52m (11'9" x 5')

BEDROOM
3.86m min x 2.84m (12'8" min x 9'4")

BEDROOM
3.86m x 2.87m (12'8" x 9'5")

BATHROOM
3.56m x 2.16m (11'8" x 7'1")

GARDEN

An attractive and well kept enclosed rear garden with wooden fenced boundaries. Patio area with gazebo over. Range of plants, trees & mature shrubs. Area laid with artificial lawn. Further patio to the rear with gazebo over.

WORKSHOP
3.86m x 3.00m (12'8" x 9'10")
Located to the rear of the garden and has power, lighting.

TENURE

We have been advised that the property is Freehold. Your legal representative should confirm this.

COUNCIL TAX

Band F

EPC

Rated C

CONSTRUCTION

Traditional brickwork with pitched roof

BROADBAND & MOBILE

Broadband speeds of up to 1800 Mbps. There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

SCHOOL CATCHMENT

My English medium primary catchment area is
Severn Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is
Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Pwll Coch (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

