



**Severn Grove, Cardiff CF11 9EP**

**welcome to**

## **Severn Grove, Cardiff**

Spacious two-bedroom duplex apartment with its own private entrance and allocated parking, featuring a characterful lounge with vaulted ceiling, original fireplace and views over St James Mews, set across two well-proportioned floors.

### **Entrance Hall**

Stairs to main apartment, coat rack, carpet and two double electric points.

### **First Floor Landing**

Stairs to upper floor, gas boiler, double glazed window to side and access to Kitchen, Lounge & Bedroom Two.

### **Reception Room**

12' 6" Max x 9' 7" Max ( 3.81m Max x 2.92m Max )  
Original fire place, gas radiator, carpet, three double electric points, vaulted ceiling, TV & Internet points and double glazed window with views of St James Mews.

### **Kitchen**

8' 10" Max x 5' Max ( 2.69m Max x 1.52m Max )  
Gas radiator, L shaped worktop, integral gas oven & hob, laminate floor, sink & drying rack, double glazed window to front with views of Severn Grove, wall & base unit, vaulted ceiling and partially tiled wall.

### **Bedroom Two**

12' 2" Max x 9' 5" Max ( 3.71m Max x 2.87m Max )  
Double glazed window to front with views of Severn Grove, two double electric points, gas radiator, vaulted ceiling and Internet point.

### **Bedroom One**

16' 6" Max x 8' 6" Max ( 5.03m Max x 2.59m Max )  
Vaulted ceiling with wood block, gas radiator, carpet, Velux window to rear, Internet point and two double electric points.

### **Bathroom**

11' 2" Max x 5' 1" Max ( 3.40m Max x 1.55m Max )  
Sink with vanity unit & base cupboard, storage

cupboard, gas radiator, towel rail, double glazed frosted window to side, WC, bath with shower head, fully tiled floor & partially tiled walls.

### **Outside**

One allocated parking space.

### **Additional Information**

Fixed wire tested 2024  
Mains Smoke Alarms installed 2024  
Gas safety inspection 2025





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welcome to

## Severn Grove, Cardiff

- Central Pontcanna Location
- Private entrance offering added exclusivity
- Allocated off-road parking
- Split-level duplex layout providing versatile living space
- Impressive vaulted ceiling with feature fireplace

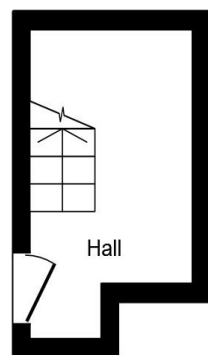
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 350.00

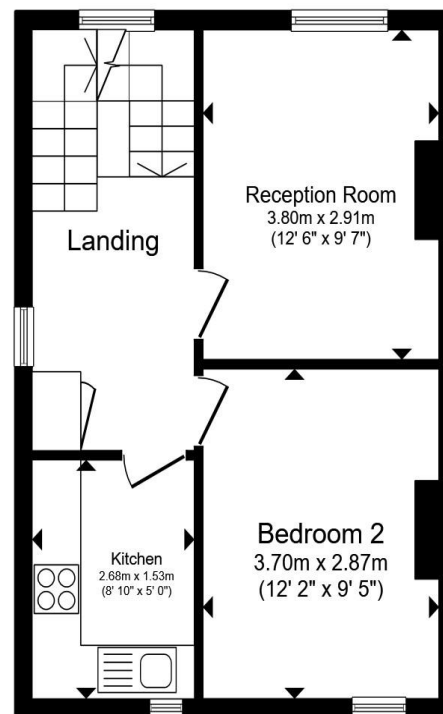
Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

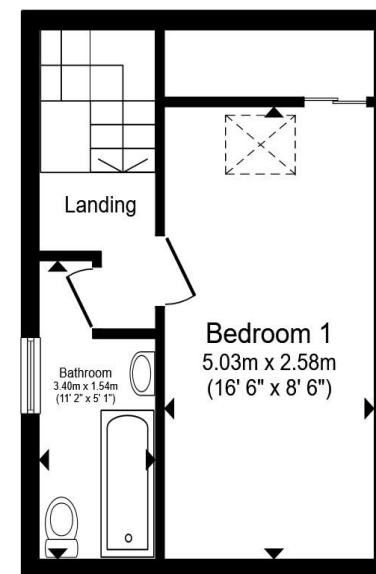
# £240,000



Ground Floor



First Floor



Second Floor

Total floor area 68.3 m<sup>2</sup> (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
CRP108209 - 0003

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