



**Severn Grove, Cardiff CF11 9EN**



**welcome to**

## **Severn Grove, Cardiff**

Discover refined living in this beautifully extended three-bedroom home, set in the prestigious Pontcanna district. Featuring a generous landscaped garden with the serene backdrop of St Catherine's Church, and effortless access to a wealth of local amenities.



### **Lounge**

13' 4" Max x 23' 1" Max ( 4.06m Max x 7.04m Max )

Tiled feature wall, spot lights, under stairs storage, two radiators, electric points, double glazed window to front, stairs, electric meter, wood flooring.

### **Kitchen**

11' 8" Max x 14' 2" Max ( 3.56m Max x 4.32m Max )

Extractor fan, oven, hob with splashback, sink and draining unit, wall and base units, tiled walls and floor, skylight, access to garden, utility and bathroom, electric points, spot lights.

### **Utility Room**

2' 7" Max x 7' 1" Max ( 0.79m Max x 2.16m Max )

Access to bathroom, electric points.

### **Bathroom**

6' 6" Max x 5' 3" Max ( 1.98m Max x 1.60m Max )

Tiled walls and floor, hand wash basin, WC, bath with overhead shower, radiator, privacy double glazed window to rear, spot lights.

### **Landing**

Access to all upstairs rooms and attic.

### **Bedroom One**

10' 6" Max x 13' 4" Max ( 3.20m Max x 4.06m Max )

Wood effect flooring, 2 large double glazed windows to front of property, radiator.

### **Bedroom Two**

11' 1" Max x 8' 1" Max ( 3.38m Max x 2.46m Max )

Wood effect flooring, radiator, double glazed window to rear.

### **Bedroom Three**

9' 4" Max x 7' 6" Max ( 2.84m Max x 2.29m Max )

Wood effect flooring, double glazed window to side, spot lights, radiator.

### **Front Garden**

Gated with wall, path to house.

### **Rear Garden**

Paved back garden area, fenced.



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## Severn Grove, Cardiff

- Open-Plan Lounge/Dining
- Modern Kitchen
- Three Bedrooms
- Private Garden
- Gated Front Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRP107976 - 0006

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