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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mrs Ruby Ledley

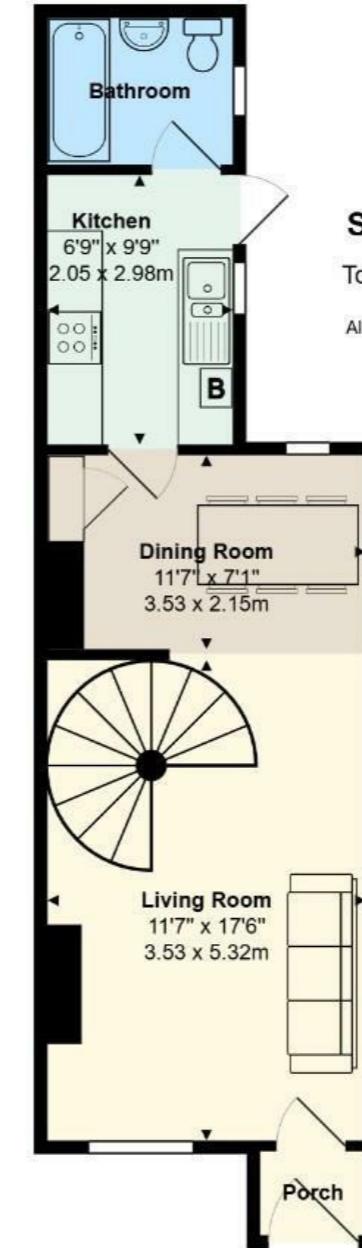
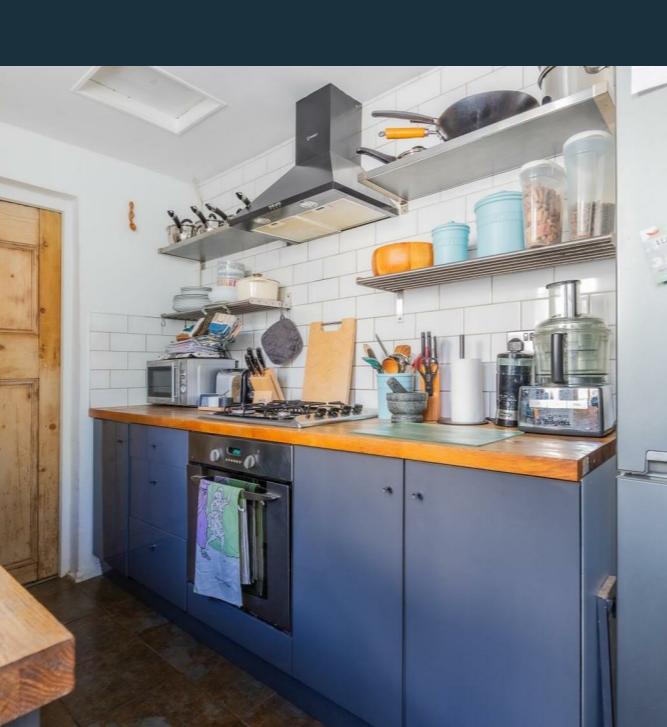


Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreyross.co.uk

As you step inside, you're welcomed into a bright and characterful living area, where exposed beams and a coved ceiling evoke a warm, rustic elegance.

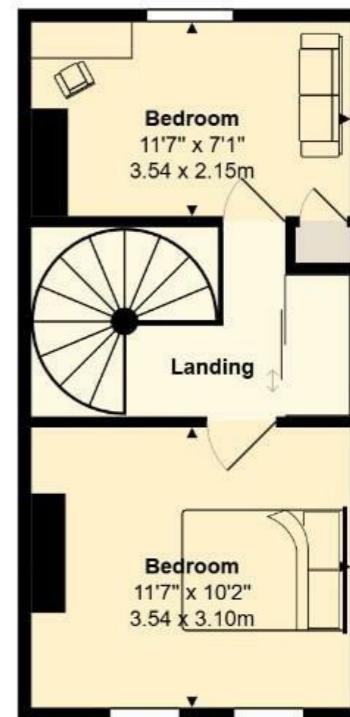
Comments by the Homeowner



Severn Road

Total Area: 697 ft² ... 64.8 m²

All measurements are approximate and for display purposes only



Severn Road

Pontcanna, Cardiff, CF11 9EA

Guide Price

£325,000



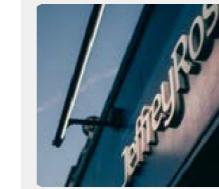
2 Bedroom(s)



1 Bathroom(s)

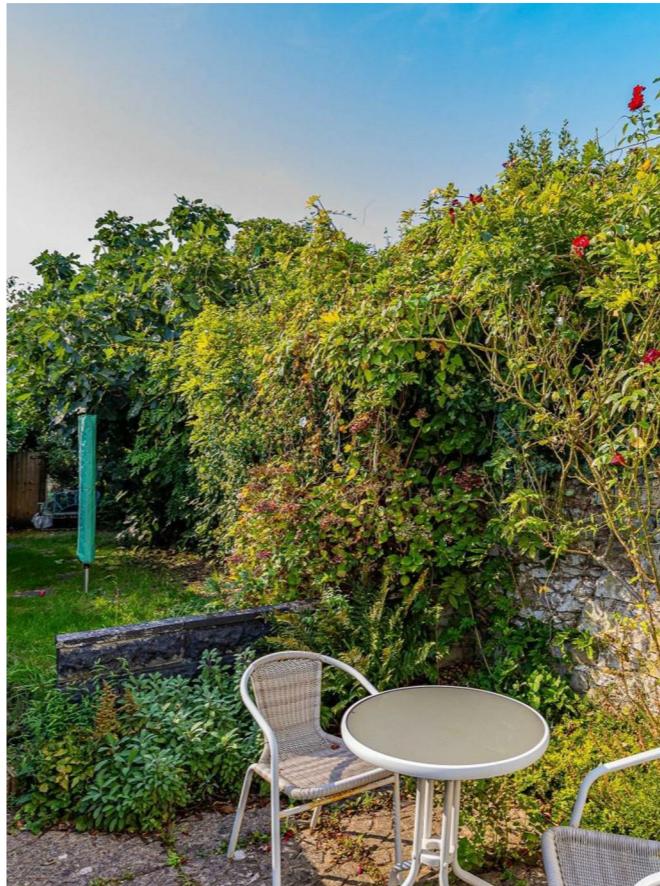


677.00 sq ft



Contact our
Pontcanna Branch

02920 499680



Tucked away on the sought-after Severn Road, this delightful terraced house blends character, comfort, and convenience in one inviting package. Set within the vibrant Pontcanna, the home is ideal for buyers seeking authentic charm and individuality, this is a home that effortlessly stands out for all the right reasons.

Covering 677 square feet, the property features a bright and spacious open-plan living area. With two bedrooms—one currently used as a study—it provides flexible living space to suit your lifestyle.

One of the true highlights of this home is the generously sized garden. Perfectly positioned, the property offers excellent access to local amenities, reputable schools, and convenient transport links—making it a great option for professionals, couples, or investors.

**Porch****Living Room** 11'7 x 17'6 (3.53m x 5.33m)**Dining Room** 11'7 x 7'1 (3.53m x 2.16m)**Kitchen** 6'9 x 9'9 (2.06m x 2.97m)**Bathroom****Landing****Bedroom 1** 11'7 x 10'2 (3.53m x 3.10m)**Bedroom 2 / Study** 11'7 x 7'1 (3.53m x 2.16m)**Garden****Tenure**

freehold- To be confirmed by your legal advisor

School CatchmentSevern Primary School
Fitzalan High School (year 2024-25)Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)**Council Tax**

Band D

EPC

RATING D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

