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*Severn Grove*

CARDIFF

VALE

CAERPHILLY

BRISTOL



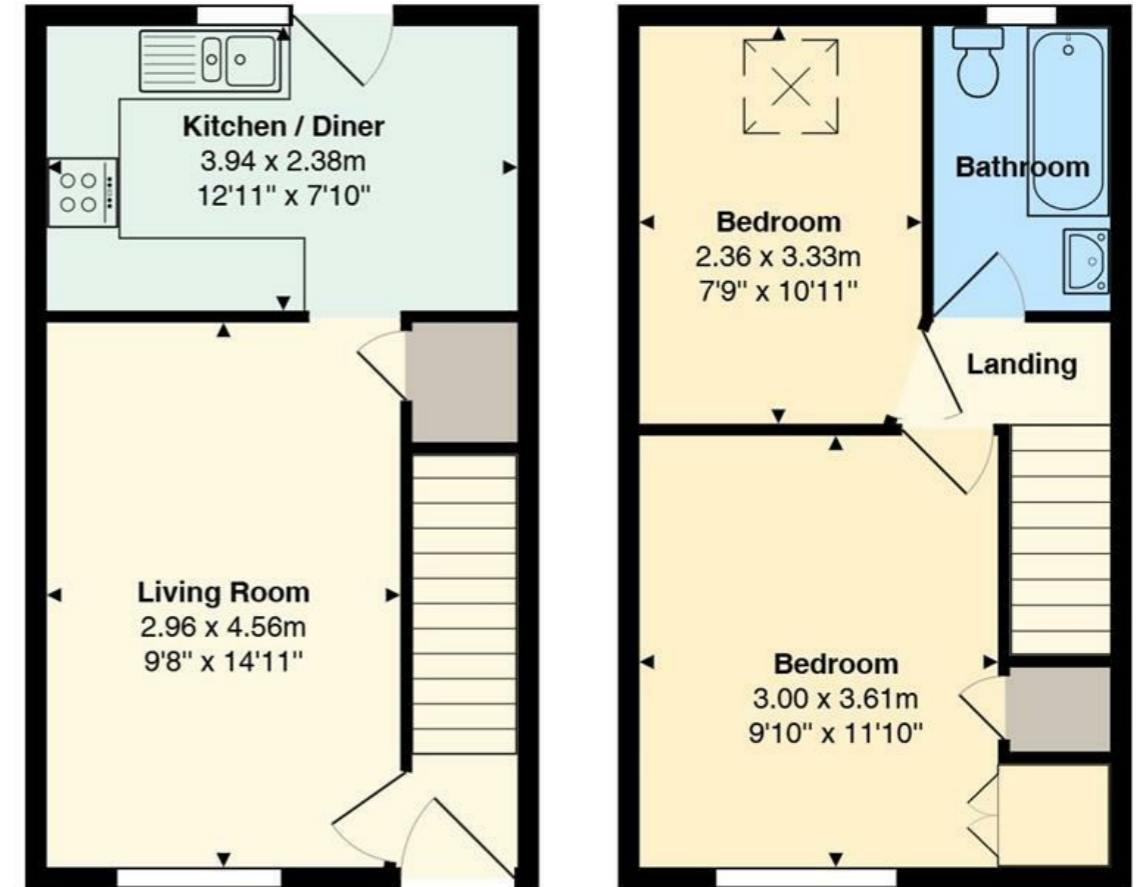
Comments by Ms Gemma Simmonite



**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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## St James Mews



Total Area: 55.4 m<sup>2</sup> ... 597 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Severn Grove

, Cardiff, CF11 9ET

PCM

£1,195 PCM



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our

**Pontcanna Branch**

02920 499680

Tucked in quiet corner yet in the heart of Pontcanna is this nicely presented, two-bedroom mews house which comes with off-road parking and courtyard garden. St. James' Mews is a quaint cul-de-sac of houses just off Severn Grove so very nicely located for all of the benefits offered in Pontcanna and surrounding areas. Internally the property has been freshly decorated and is offered unfurnished. Access via a small porchway leading into an entrance hall, the property offers a spacious lounge and large bay window. A large storage cupboard is also located off the lounge. To the rear of the ground-floor is a modern kitchen/diner with integrated electric hob, under counter appliances including washer dryer and dishwasher and space for dining table and access to the pretty patio garden. Upstairs are two good-sized double bedrooms, the larger of which being to the front of the property, the second bedroom is also a nice size and comes with feature skylight. The property is completed by a modern bathroom suite with bathtub and shower over. To the rear of the property is the enclosed, private courtyard and to the front of the property is one, allocated parking space.

Available 03/06/26

EPC RATING TBC (formerly a D)

COUNCIL TAX BAND of E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

