

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

SEVERN GROVE





SEVERN GROVE

, CF11 9EY - £165,000

Nestled in the desirable area of Severn Grove, Cardiff, this charming apartment presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. This one bedroom property is perfect for individuals or couples looking to establish their own space.

The house features a welcoming reception room, ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise the use of space, ensuring a cosy yet functional living environment. The bathroom is well-appointed, providing all the necessary amenities for daily living.

One of the standout features of this property is its prime location. Severn Grove is known for its vibrant community and accessibility to local amenities, making it an attractive choice for those who appreciate the convenience of city living. Additionally, the property is perfect for those who prefer a "lock up and leave" lifestyle, offering peace of mind for busy professionals or frequent travellers.

This delightful property is not just a home; it is an opportunity to invest in a thriving area of Cardiff. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

1 bedroom(s) 1 bathroom(s) 344.00 sq ft

HALLWAY

LOUNGE / KITCHEN  
4.27m x 4.65m (14 x 15'3)

BEDROOM  
2.72m x 3.35m (8'11 x 11)

BATHROOM

TENURE  
We are advised that this property is Leasehold. There are 981 years remaining.

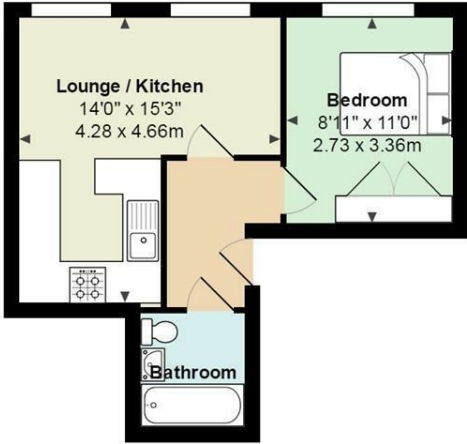
COUNCIL TAX  
BAND D

GROUND RENT  
£300 per annum

SERVICE CHARGE  
£1,560.00 per annum



Gwern Hafren, Pontcanna



Total Area: 344 ft² ... 32.0 m²  
All measurements are approximate and for display purposes only

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