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CARDIFF VALE CAERPHILLY BRISTOL

A beautifully refurbished apartment in the heart of Pontcanna, with it's own private garden & off road parking, this property is a rare find!

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

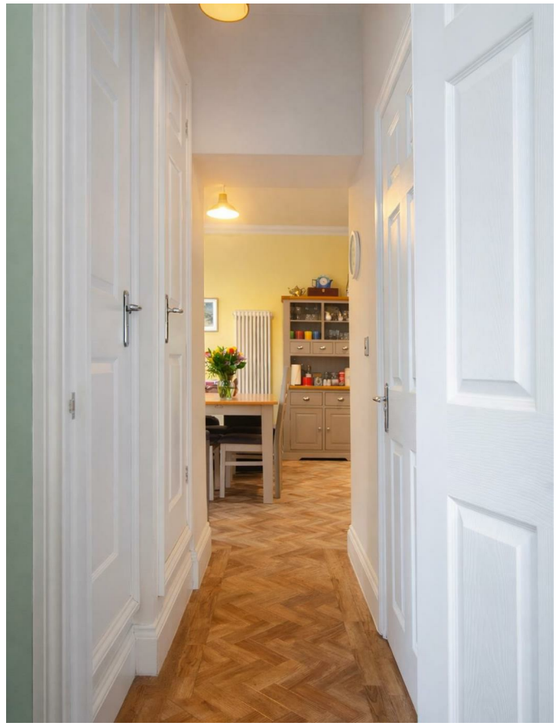
We've spent many happy years in this flat! We especially love the big master bedroom with its bay window and en suite. Pontcanna has been a wonderful place to live.

Comments by the Homeowner

Flat 1, 60, Severn Grove, Pontcanna, CF11 9FD

Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only



Severn Grove

Pontcanna, Cardiff, CF11 9FD

Offers In Excess Of

£300,000

2 Bedroom(s) 2 Bathroom(s) 700.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Located in the popular area of Pontcanna, Cardiff, this lovely garden flat on Severn Grove offers comfortable and convenient living. The flat is around 700 square feet and has two bedrooms, making it ideal for couples or professionals.

The property was renovated to a high standard throughout in 2018. A real highlight is the private garden, which is a rare bonus for city living. The property also benefits from allocated parking.

Pontcanna is a lively and desirable neighbourhood with cafes, independent shops, and parks close by. Cardiff city centre is also easily accessible, making commuting simple.

This is a great opportunity to enjoy relaxed living in one of Cardiff's most sought-after areas.

Entrance Hallway

Kitchen / Dining room 16'11" x 12'7" (5.18m x 3.84m)

Modern fitted kitchen, French doors onto garden

Bedroom One 12'5" x 18'4" into bay (3.80m x 5.60m into bay)

Ensuite 5'4" x 6'3" (1.64m x 1.92m)

Bathroom 6'5" x 5'1" (1.96m x 1.56m)

Bedroom Two 9'6" x 10'0" (2.90m x 3.05m)

Good size double bedroom, currently used as a sitting room, French doors onto garden

Storage cupbaord 2'2" x 1'2" (0.68m x 0.38m)

Boiler Cupboard 1'6" x 2'2" (0.46m x 0.67m)

Utility Cupboard 2'7" x 2'6" (0.79 x 0.77)

Tenure

We are told that this property is Share of Freehold. This is to be confirmed by your legal representative. 992 years remaining.

Service Charge

£2838.93 per annum

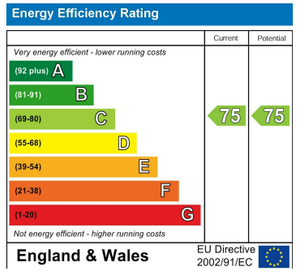
EPC

C

Council Tax

BAND D

Dictionary


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
75
75
England & Wales
EU Directive 2002/91/EC