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CARDIFF VALE CAERPHILLY BRISTOL

Severn Road

PONTCANNA

Comments by Mr Julian Preston

Property Specialist

Mr Julian Preston

Senior valuer

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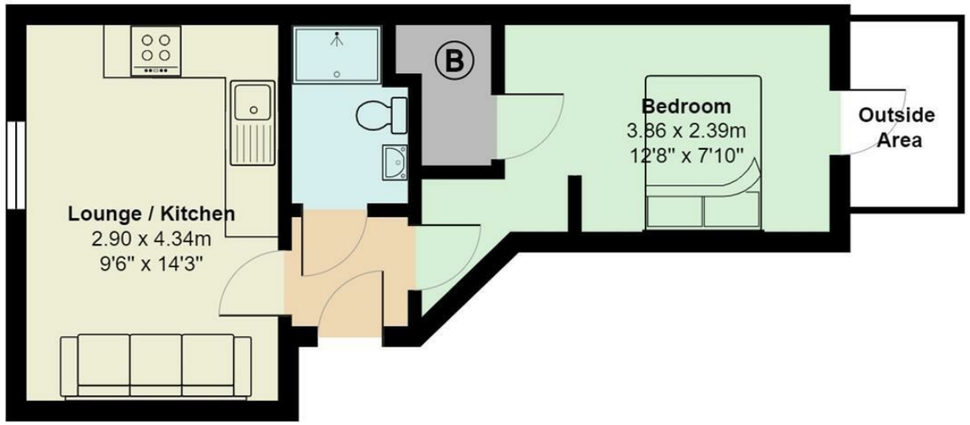
Located between Pontcanna & Canton is this ground floor flat offering an entrance hallway, lounge/kitchen, shower room and one double bedroom. Benefits of this property include double glazing, and outside space and an excellent location as the property is both close to Pontcanna as well as Canton.

Comments by the Homeowner

Severn Road, Canton



Total Area: 30.1 m² ... 324 ft² (excluding outside area)

All measurements are approximate and for display purposes only

Severn Road

Pontcanna, Cardiff, CF11 9EA

Asking Price

£170,000

1 Bedroom(s) | 1 Bathroom(s) | 324.00 sq ft

Contact our

Pontcanna Branch

02920 499680

A well presented ground floor flat in a converted victorian house located in Canton. The property comprises of an entrance hallway, open plan lounge/kitchen, shower room and one double bedroom with an outside space. Located between the high street of Canton with its shops, cafe's & restaurants and Pontcanna with its open spaces and tree lined streets this property is ideally located.

Communal entrance hallway

A half glazed door leads to the communal hallway, with access off to the three flats in the building.

Entrance hall

Entered via a solid paneled door, with doors off and tiled floor.

Living room/Kitchen 9'6" x 14'3" (2.90m x 4.34m)

The kitchen area is fitted with a contemporary style range of base and wall mounted cupboard and drawer units in a grey gloss finish with wood effect worktops with a stainless steel sink unit and mixer tap with pull out spray. Built-in electric oven, hob, and hood, fridge and freezer, dishwasher, and washing machine. Tiled floor throughout the room, PVCu framed double glazed sash style window to the front elevation, wall mounted electric panel heater, recessed ceiling down-lights.

Bedroom 12'8 x 7'10" (3.86m x 2.39m)

A double bedroom with a large storage cupboard, wall mounted electric panel heater, carpeted floor, large roof light and PVCu framed double glazed door opening to a small private enclosed outside area.

Shower room

A smart, fully tiled walls and floor, equipped with a large shower cubicle with a 'drench shower head, vanity unit basin with cupboards beneath, close coupled W.C, recessed ceiling down-lights, extractor.

Council Tax

Band C

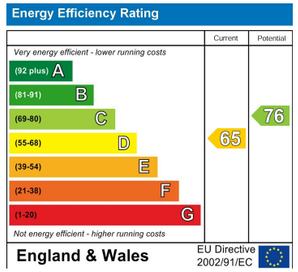
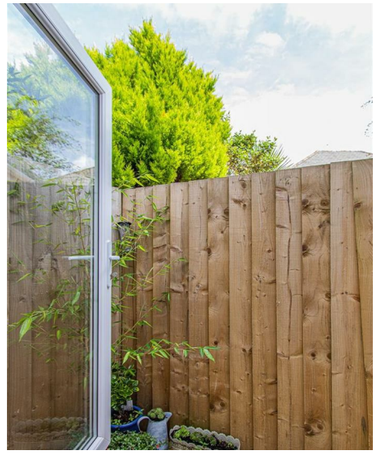
Tenure

We have been informed by our seller that the property is a share of freehold with a lease length of 125 years from 17/3/2017.

EPC

Rated D

PALMOLIVE


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
65
76
England & Wales
EU Directive 2002/91/EC