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CARDIFF

VALE

CAERPHILLY

BRISTOL



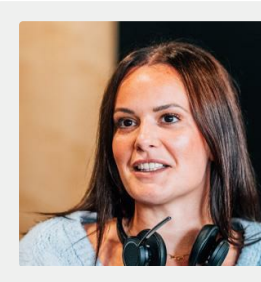
*Gwern Hafren*

SEVERN GROVE



*The property benefits from a more private setting, with only two flats located on each floor. A lift provides convenient access close to the front door.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)

**Gwern Hafren**



Total Area: 95.1 m² ... 1023 ft²

All measurements are approximate and for display purposes only

*The property benefits from a more private setting, with only two flats located on each floor. A lift provides convenient access close to the front door.*

*The building features a secure entrance system with fob and combination access, as well as a video entry system. The flat also includes allocated parking.*

*The location is highly convenient, being approximately a 15-minute walk to the stadium, 20 minutes to the town centre, and just 5 minutes to the park.*

*A variety of local amenities are nearby, including shops, pubs, cafés, and other services.*

Comments by the Homeowner





# Gwern Hafren

*Severn Grove, Pontcanna, CF11 9EY*

Guide Price

**£295,000**



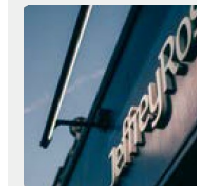
2 Bedroom(s)



2 Bathroom(s)



1023.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are pleased to offer this charming two bedroom apartment in the popular area of Pontcanna. This penthouse apartment on Gwern Hafren spans an impressive 1023 square feet, this property is perfect for those seeking a stylish urban retreat.

The apartment features a spacious lounge diner with a modern fitted kitchen. The apartment comprises of two well-appointed bedrooms, one en-suite & one family bathroom.

Constructed between 2000 and 2009, this property boasts contemporary design and modern amenities, making it a desirable choice for discerning buyers.

For those with a vehicle, the property includes parking for one car, a valuable asset in this vibrant area. Pontcanna is known for its picturesque streets, local parks, and a variety of cafes and shops, making it a sought-after location for both families and professionals alike.

This penthouse apartment is a rare find, combining space, style, and a prime location. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of city living in a serene setting.



|                                                                            |             |
|----------------------------------------------------------------------------|-------------|
| Hallway                                                                    | EPC         |
| Living Room 14'3 x 17'1 (4.34m x 5.21m)                                    | Rating C    |
| Kitchen 11'4 x 13'1 (3.45m x 3.99m)                                        | Council Tax |
| Bedroom 1 14'1 x 15'9 (4.29m x 4.80m)                                      |             |
| En-Suite                                                                   |             |
| Bedroom 2 9'10 x 12'2 (3.00m x 3.71m)                                      |             |
| Bathroom                                                                   |             |
| Parking                                                                    |             |
| Allocated Parking                                                          |             |
| Service Charge                                                             |             |
| £1680 Per annum                                                            |             |
| Ground Rent                                                                |             |
| £200 per annum                                                             |             |
| Tenure                                                                     |             |
| Leasehold 979 years left<br>This is to be confirmed by your legal advisor. |             |

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   | 81      | 82                         |
| (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<br>2002/91/EC |

