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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.

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 Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

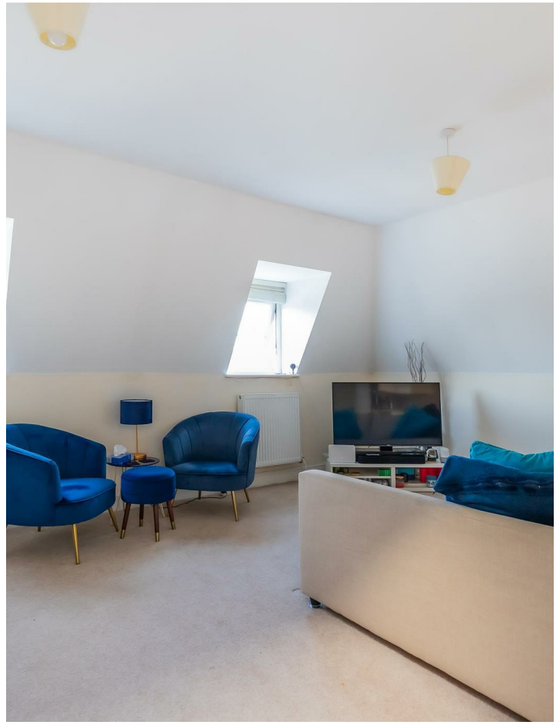
ruby@jeffreyross.co.uk

Comments by the Homeowner

Gwern Hafren

Total Area: 95.1 m² ... 1023 ft²

All measurements are approximate and for display purposes only



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

Living Room 14'3 x 17'1 (4.34m x 5.21m)

Kitchen 11'4 x 13'1 (3.45m x 3.99m)

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

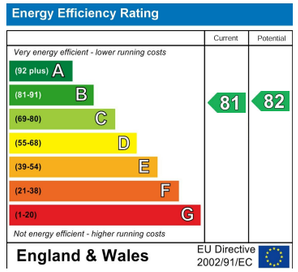
Service Charge
£1680 Per annum

Ground Rent
£200 per annum

Tenure
Leasehold 979 years left
This is to be confirmed by your legal advisor.

EPC
Rating C

Council Tax


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
81
82
England & Wales
EU Directive 2002/91/EC