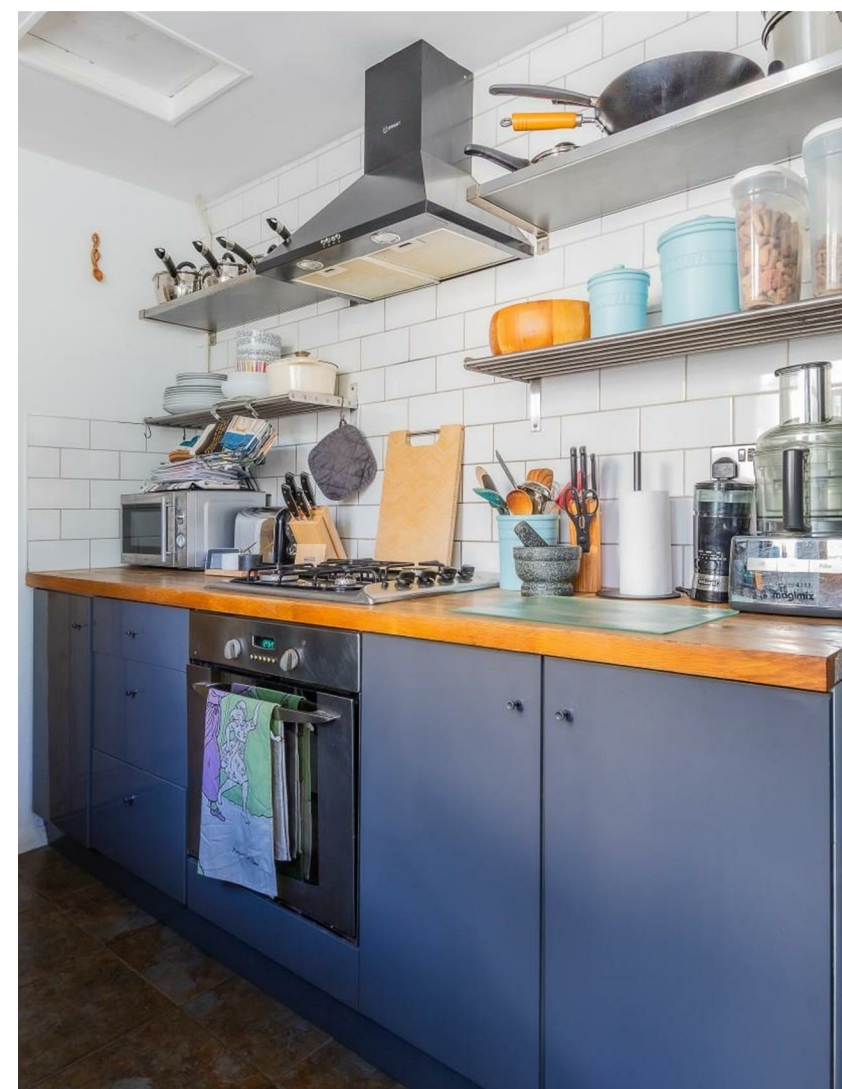


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SEVERN ROAD
PONTCANNA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

PORCH

LIVING ROOM

3.53m x 5.33m (11'7 x 17'6)

DINING ROOM

3.53m x 2.16m (11'7 x 7'1)

KITCHEN

2.06m x 2.97m (6'9 x 9'9)

BATHROOM

LANDING

BEDROOM 1

3.53m x 3.10m (11'7 x 10'2)

BEDROOM 2 / STUDY

3.53m x 2.16m (11'7 x 7'1)

GARDEN

TENURE

freehold- to be confirmed by your legal advisor

SCHOOL CATCHMENT

Severn Primary School
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

COUNCIL TAX

Band D

EPC

RATING D






“
As you step inside, you're welcomed into a bright and characterful living area, where exposed beams and a coved ceiling evoke a warm, rustic elegance.
”

Comments by - Mrs Ruby Ledley



SEVERN ROAD

PONTCANNA, CF11 9EA - £350,000

 2 bedrooms
  1 bathroom(s)
  677.00 sq ft

Tucked away on the sought-after Severn Road, this delightful terraced house blends character, comfort, and convenience in one inviting package. Set within the vibrant Pontcanna, the home is ideal for buyers seeking authentic charm and individuality, this is a home that effortlessly stands out for all the right reasons.

Covering 677 square feet, the property features a bright and spacious open-plan living area. With two bedrooms—one currently used as a study—it provides flexible living space to suit your lifestyle.

One of the true highlights of this home is the generously sized garden. Perfectly positioned, the property offers excellent access to local amenities, reputable schools, and convenient transport links—making it a great option for professionals, couples, or investors.

PROPERTY SPECIALIST

Mrs Ruby Ledley
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 Valuer

