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CARDIFF

VALE

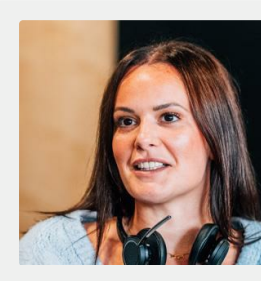
CAERPHILLY

BRISTOL





Comments by Mrs Ruby Ledley

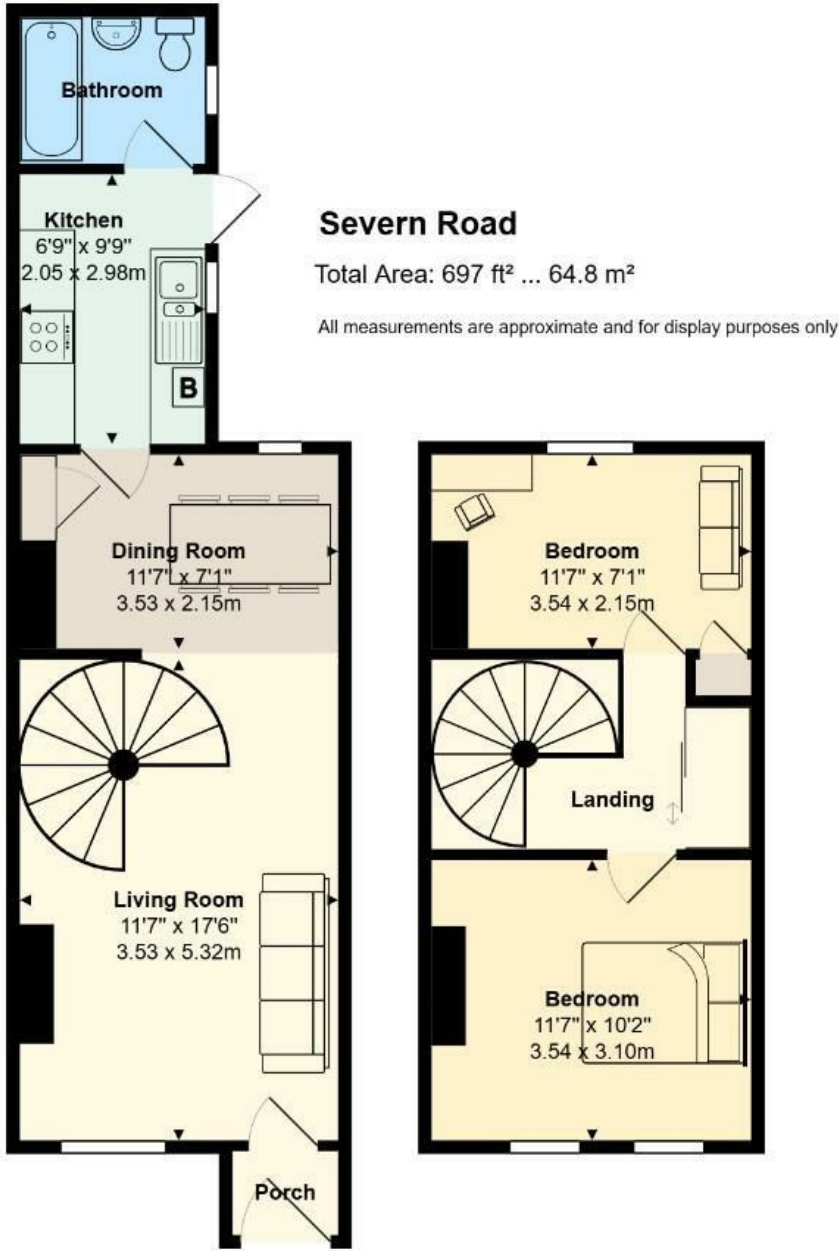


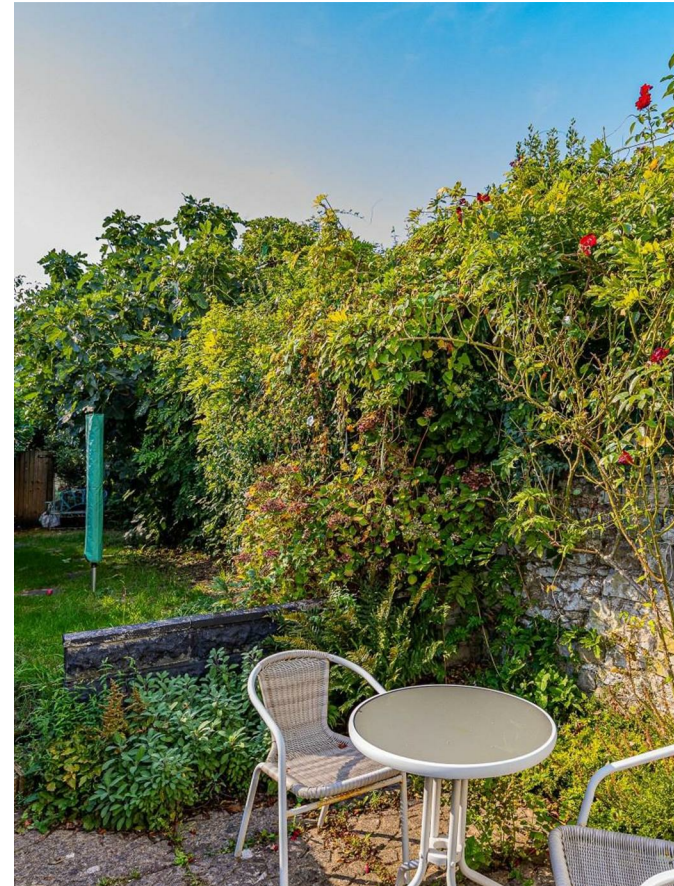
Property Specialist
Mrs Ruby Ledley
Valuer

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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 the Homeowner





Severn Road

Pontcanna, Cardiff, CF11 9EA

Guide Price

£325,000



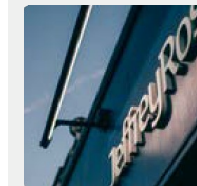
2 Bedroom(s)



1 Bathroom(s)



677.00 sq ft



Contact our
Pontcanna Branch

02920 499680

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.



Porch	School Catchment
Living Room 11'7 x 17'6 (3.53m x 5.33m)	Severn Primary School Fitzalan High School (year 2024-25)
Dining Room 11'7 x 7'1 (3.53m x 2.16m)	Ysgol Pwll Coch (year 2024-25) Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)
Kitchen 6'9 x 9'9 (2.06m x 2.97m)	Council Tax
Bathroom	Band D
Landing	EPC
Bedroom 1 11'7 x 10'2 (3.53m x 3.10m)	RATING D
Bedroom 2 / Study 11'7 x 7'1 (3.53m x 2.16m)	
Garden	
Tenure	
freehold- To be confirmed by your legal advisor	





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

