



SEVERN ROAD

PONTCANNA





## SEVERN ROAD

PONTCANNA, CF11 9EA - GUIDE PRICE £350,000

 2 bedroom(s)  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





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



William Morris  
I want a real  
revolution, a real  
change in society;  
a great mass  
of well-regulated  
forces used for the  
bringing about a  
happy life for all.













**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**

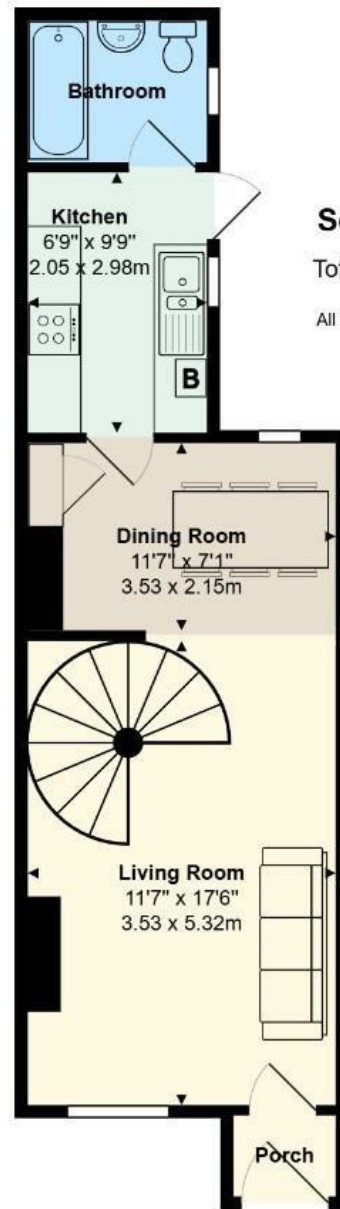
RATING D

”

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.

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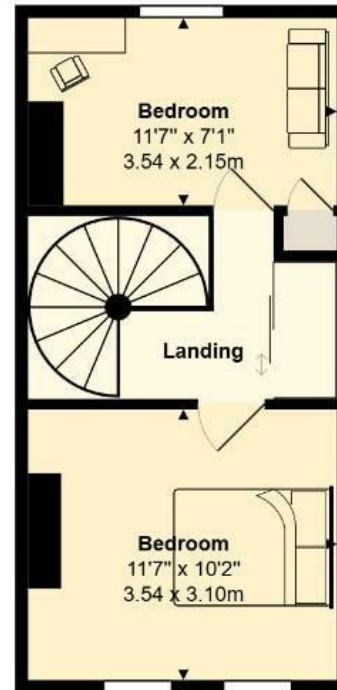
Comments by Mrs Ruby Ledley



## Severn Road

Total Area: 697 ft<sup>2</sup> ... 64.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross