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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Severn Grove*

PONTCANNA



*A beautifully refurbished apartment in the heart of Pontcanna, with its own private garden & off road parking, this property is a rare find!*

Comments by Mrs Ruby Ledley



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

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

*We've spent many happy years in this flat! We especially love the big master bedroom with its bay window and en suite. Pontcanna has been a wonderful place to live.*

Comments by the Homeowner



**Flat 1, 60, Severn Grove, Pontcanna, CF11 9FD**

Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Severn Grove

Pontcanna, Cardiff, CF11 9FD

Offers In Excess Of

**£300,000**



2 Bedroom(s)



2 Bathroom(s)



700.00 sq ft



Contact our  
**Pontcanna Branch**

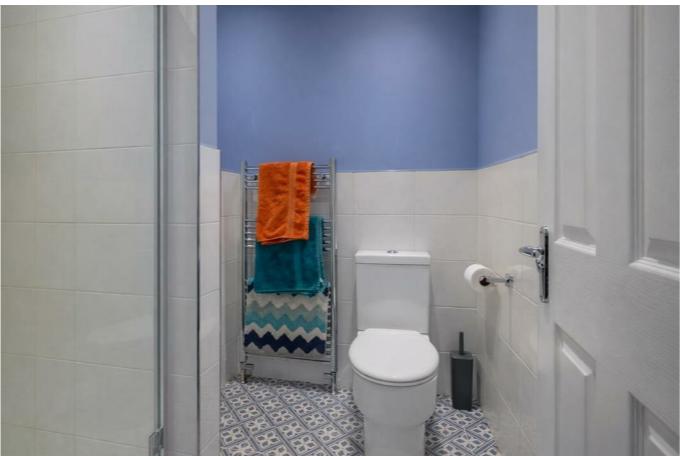
02920 499680

Located in the popular area of Pontcanna, Cardiff, this lovely garden flat on Severn Grove offers comfortable and convenient living. The flat is around 700 square feet and has two bedrooms, making it ideal for couples or professionals.

The property was renovated to a high standard throughout in 2018. A real highlight is the private garden, which is a rare bonus for city living. The property also benefits from allocated parking.

Pontcanna is a lively and desirable neighbourhood with cafes, independent shops, and parks close by. Cardiff city centre is also easily accessible, making commuting simple.

This is a great opportunity to enjoy relaxed living in one of Cardiff's most sought-after areas.





#### Entrance Hallway

**Kitchen / Dining room 16'11" x 12'7" (5.18m x 3.84m)**

Modern fitted kitchen, French doors onto garden

**Bedroom One 12'5" x 18'4" into bay (3.80m x 5.60m into bay)**

**Ensuite 5'4" x 6'3" (1.64m x 1.92m)**

**Bathroom 6'5" x 5'1" (1.96m x 1.56m)**

**Bedroom Two 9'6" x 10'0" (2.90m x 3.05m)**

Good size double bedroom, currently used as a sitting room, French doors onto garden

**Storage cupbaord 2'2" x 1'2" (0.68m x 0.38m)**

**Boiler Cupboard 1'6" x 2'2" (0.46m x 0.67m)**

**Utility Cupboard 2'7" x 2'6" (0.79 x 0.77)**

#### Tenure

We are told that this property is Share of Freehold. This is to be confirmed by your legal representative. 992 years remaining.

#### Service Charge

£2838.93 per annum

#### EPC

C

#### Council Tax

BAND D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

