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CARDIFF VALE CAERPHILLY BRISTOL



Severn Road

PONTCANNA



A great home in the heart of Pontcanna

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

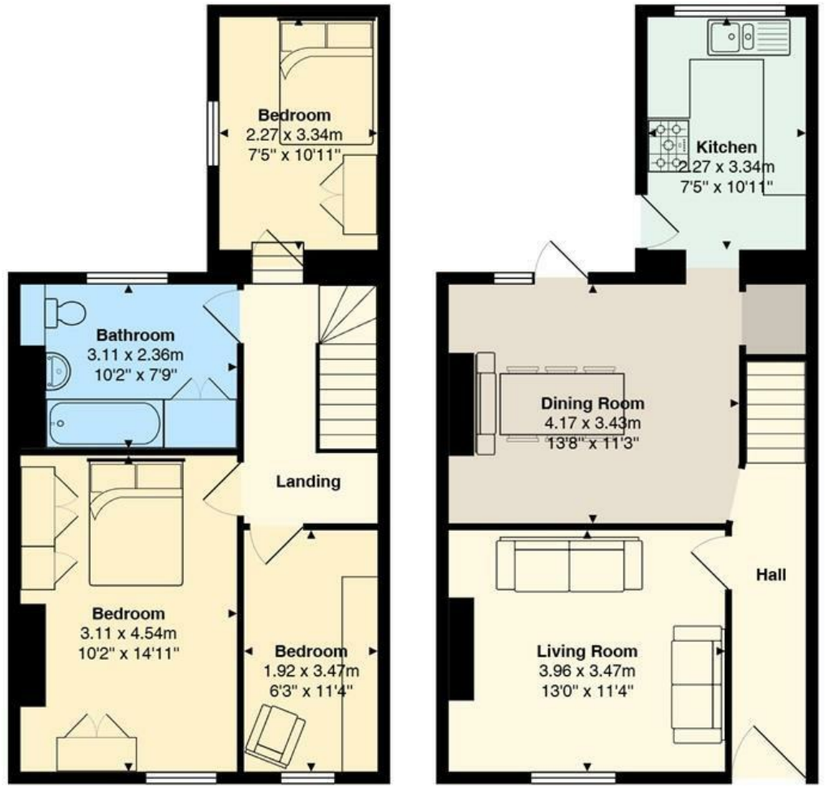
luke@jeffreyross.co.uk

It's a great location close to shops and restaurants, also doctor, pharmacy, dentists and optican. Walking distance to town and several parks. Has a big back garden which is currently paved, but could easily be removed and put back to grass. Love the house with high headroom.

Comments by the Homeowner



Severn Road



Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only







Severn Road

Pontcanna, Cardiff, CF11 9DZ

Asking Price

£375,000

3 Bedroom(s) | 1 Bathroom(s) | 959.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Nestled on Severn Road in the vibrant city of Cardiff, this charming three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. Spanning an inviting 959 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The well-proportioned bedrooms provide ample space for rest and personalisation, while the bathroom is conveniently located to serve the household's needs. The low-maintenance rear garden offers a delightful outdoor space, ideal for enjoying sunny days or hosting small gatherings without the burden of extensive upkeep.

Situated close to a variety of amenities and eateries, this home ensures that everything you need is just a short stroll away. Whether you are looking to enjoy local cafes or take advantage of nearby shops, the location is both practical and appealing.

This property is not just a house; it is a wonderful opportunity to create a home in a lively community. With its blend of comfort, convenience, and charm, this mid-terrace house on Severn Road is truly an ideal first home for those looking to settle in Cardiff.





Hall

Living room 13'00 x 11'4 (3.96m x 3.45m)

Dining room 13'8 x 11'3 (4.17m x 3.43m)

Kitchen 7'5 x 10'11 (2.26m x 3.33m)

Bedroom 10'2 x 14'11 (3.10m x 4.55m)

Bedroom 7'5 x 10'11 (2.26m x 3.33m)

Bedroom 6'3 x 11'4 (1.91m x 3.45m)

Bathroom 10'2 x 7'9 (3.10m x 2.36m)

EPC

Rating C

Council Tax

Band E

School catchment area

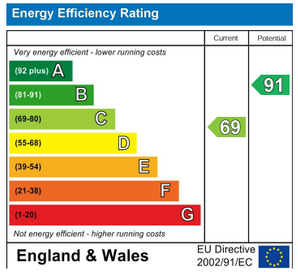
Severn Primary School
Fitzalan High School










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
69
91
England & Wales
EU Directive 2002/91/EC



