



SEVERN GROVE

PONTCANNA





## SEVERN GROVE

PONTCANNA, CF11 9EQ - £1,400 PCM



2 bedroom(s)



1 bathroom(s)



649.00 sq ft

Located in the heart of Pontcanna yet tucked away in a quiet corner at the top of Severn Grove is this extremely impressive two bedroom mews house that was built in 2017 and is a great addition to the Pontcanna rental market. Sir Walters Mews is made up of two houses that are accessed via a narrow driveway and offers front courtyard / parking area. Internally, the unfurnished accommodation is stunningly presented with open plan kitchen / lounge area with breakfast bar, electric hob and superb kitchen storage. Double doors leads from the lounge out onto the front courtyard which encourages excellent lighting. Downstairs also offers a small WC and access to a further rear courtyard. Upstairs are two double bedrooms and a gorgeous shower suite with toilet and sink basin. We're really impressed with this one and are delighted to bring it to the rental market - a superb Pontcanna rental opportunity.

EPC Rating: B

Council Tax Band: E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the property or failed to take reasonable steps to enter into the Occupation Contract.

### PROPERTY SPECIALIST

**Ms Cody Byrne**

[cody@jeffreycross.co.uk](mailto:cody@jeffreycross.co.uk)

Property Management Co-ordinator







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

























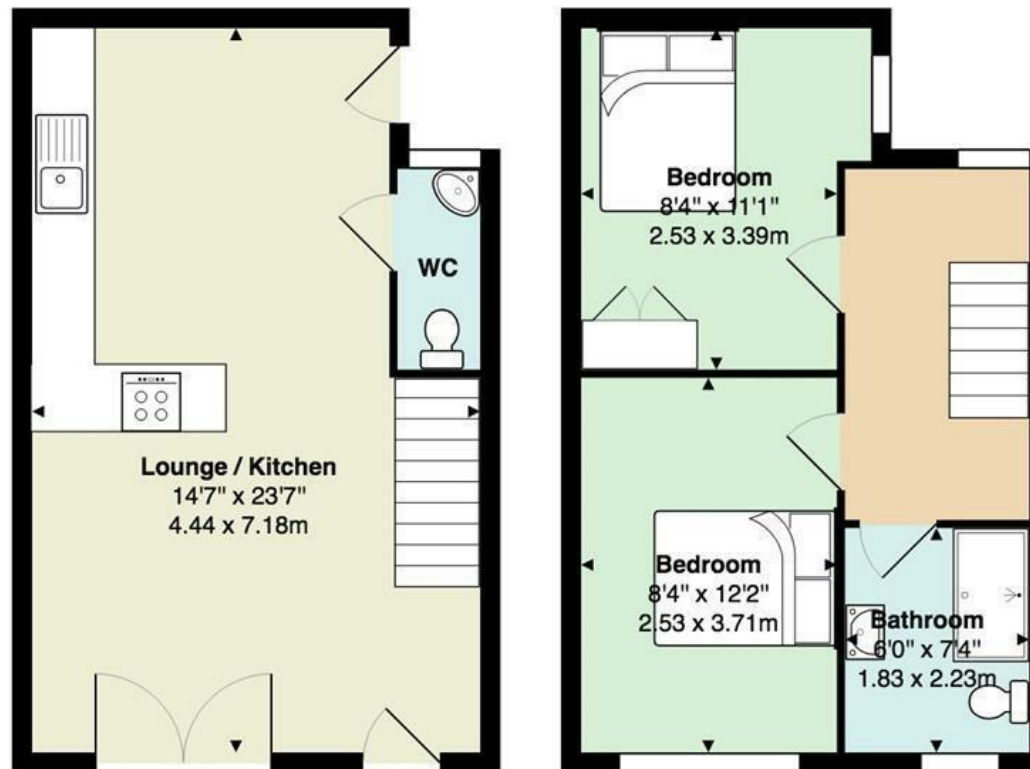
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Comments by Ms Cody Byrne

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## Sir Walters Mews, Pontcanna



Total Area: 649 ft<sup>2</sup> ... 60.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

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