

## Severn Grove

Pontcanna, Cardiff CF11 9EN

- Charming Terraced Home
- Two Double Bedrooms
- Spacious Living Room
- Stylish Bathroom Suite
- EPC - D
- Kitchen/Breakfast Room
- Seconds from local Delis, Bakeries & Coffee Houses
- No Chain

£335,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



This beautifully presented, traditional terrace home is situated on the picturesque, tree-lined Severn Grove, located in the heart of the highly fashionable Pontcanna area and within seconds of the neighbouring bistros, delis and coffee houses on offer in this trendy part of town.

Sold with no onward chain, this much-loved abode offers spacious accommodation comprising the voluminous open plan living/dining room, light & airy 'high gloss' fitted kitchen with space for breakfast table, stylish ground floor bathroom suite and two double bedrooms to the first floor (with the potential to convert the spacious loft!)

Enclosed garden to front and rear garden with raised patio & outbuilding.

Please call Hern & Crabtree, Pontcanna for more information.

## Entrance

Entered via traditional wood door to front with obscure window over. Double glazed PVC window to front.

**Lounge / Sitting Room** 22'6" max x 12'10" (6.86m max x 3.91m)

Stairs rising to the first floor with under stairs storage. Two radiators. Wood flooring. T.V Point.

**Inner lobby** 5' x 6' (1.52m x 1.83m)

Doors to bathroom and kitchen/diner.

**Bathroom** 6'1"max x 9'11" max (1.85m x 3.02m max)

P shaped bath with glass splash back screen and plumbed shower. W.C and wash hand basin. Tiled splash back, Heated towel rail. Shaver point. Extractor fan. Spot lights. Built in storage cupboard. Fully tiled walls and floor.

**Kitchen / Diner** 14'8" max x 11'10" max (4.47m max x 3.61m max)

Sliding double glazed doors leading out to rear garden. Wall and base units with wood work tops over. Four ring gas hob with integrated oven. Space and plumbing for slim line dishwasher. Stainless steel sink and drainer. Tiled splash backs. Wall units with under lighting. Space for table and chairs. Radiator. Tiled flooring. Spot lights. Space for fridge freezer.

## Landing

Stairs rising from lounge/sitting room with wooden hand rail and



spindles. Obscure double glazed window to the rear.

**Bedroom One** 10'8" x 12'11" max (3.25m x 3.94m max)

Two double glazed windows to the front. Radiator.

**Bedroom Two** 9'8" max x 11'5" max (2.95m max x 3.48m max)

Single glazed wood window to the rear. Radiator. Coved ceiling. Loft access hatch ( loft is boarded with sky light window).

## Rear Garden

Enclosed rear garden with paved patio. Mature shrubs and borders. Timber built storage shed.



Front  
Court yard garden.

219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP

T 02920 228135

F

E [pontcanna@hern-crabtree.co.uk](mailto:pontcanna@hern-crabtree.co.uk)

W [www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)

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