

Gwern Hafren, Severn Grove

Pontcanna | Cardiff | CF11 9EY

Two Bedroom Detached House | Offers In Excess Of £399,950



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PROPERTY DESCRIPTION

****RARELY AVAILABLE* DETACHED HOUSE**** MGY are pleased to present for sale a superb detached, two bedroom property in the highly sought after Pontcanna area, within walking distance to Victoria Park and a variety of Pontcanna's and Cantons cafes, restaurants and bars. The modern accommodation comprises of entrance hall, living/dining room, kitchen, two double bedrooms and a large family bathroom. The property further benefits from double glazing throughout, gas central heating and low maintenance rear garden. One allocated parking space. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band F**
- **Floor Area (Approx).** 974 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via uPVC door with inset double glazed obscure leaded panels and security spy hole. Wall mounted radiator. Under stair storage cupboard. Carpeted stairway to first floor landing.

LOUNGE/DINER/KITCHEN

20' 5" x 29' 1" (6.24m x 8.87m)
Double glazed uPVC windows to front, with shutters. Two sets of double glazed uPVC French doors, leading to low maintenance garden. Open plan living. Laminate wood effect flooring. Two wall mounted radiators. TV Aerial point. Telephone point. Split slate feature fireplace. Large modern kitchen, with vinyl tile effect flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating stainless steel sink. Built in oven and four ring gas hob, with extractor hood over. Integrated washer/dryer and dishwasher. Space for fridge/freezer. Cupboard housing Combi boiler. Breakfast Island, with space for seating and storage below.

FIRST FLOOR LANDING

Carpeted flooring. Doors leading to bedrooms and bathroom.

CLOAKROOM

2' 9" x 6' 1" (0.85m x 1.86m) Tiled flooring. Pedestal wash hand basin, with tiling over. W.C. Mirrored vanity unit. Wall mounted radiator. Extractor fan.

MASTER BEDROOM

11' 5" x 17' 7" (3.50m x 5.38m)
Double glazed uPVC windows to front and rear, with shutters. Laminate wood effect flooring. Built in wardrobe. Wall mounted radiator. TV Aerial point. Telephone point. Loft access.

BEDROOM TWO

10' 11" x 14' 7" (3.35m x 4.47m)
Double glazed uPVC windows to rear and side, with shutters. Double bedroom. Laminate wood effect flooring. Built in wardrobe. Wall mounted radiator. TV Aerial point.

BATHROOM

10' 11" x 11' 6" (3.35m x 3.52m)
Double glazed obscure uPVC window to front, with shutters. Laminate wood effect flooring. Part tiled walls. Pedestal wash hand basin, with mirror over. W.C. Panelled bath. Separate shower cubicle. Wall mounted radiator. Extractor fan.

REAR GARDEN

Low maintenance garden, with brick surround and rear gate. External lighting and

PARKING

One allocated parking space.

TENURE

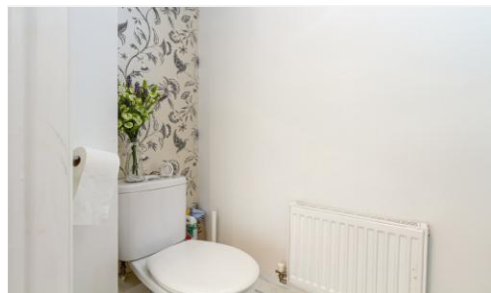
MGY are advised that the property is freehold.





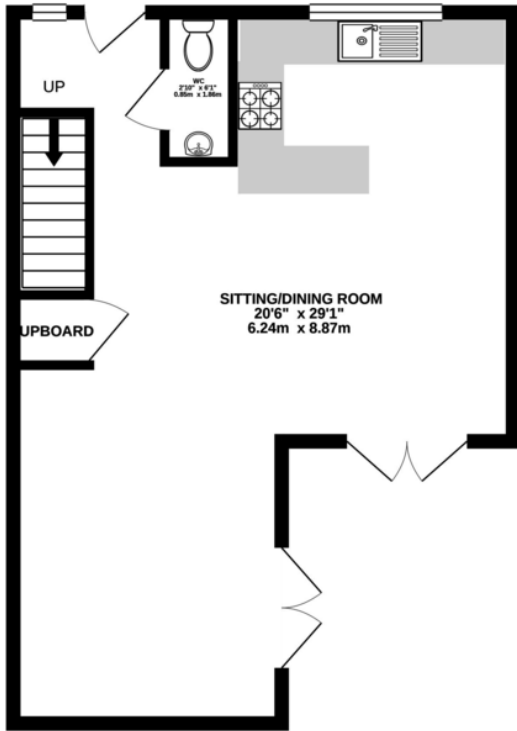
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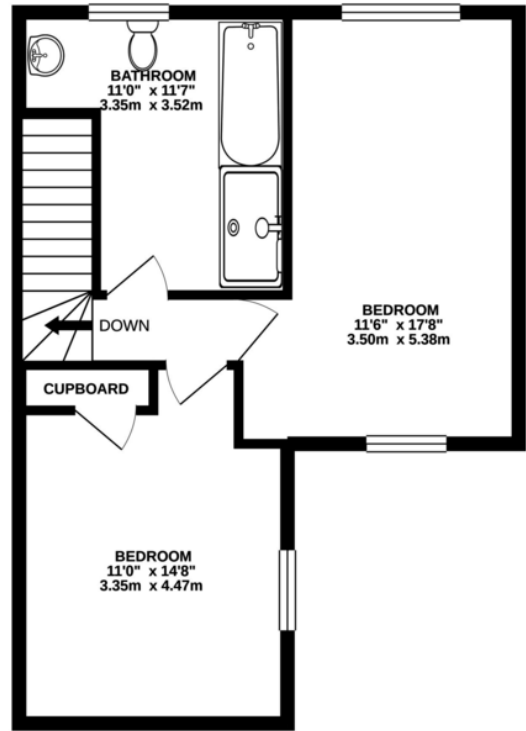


FLOORPLANS

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

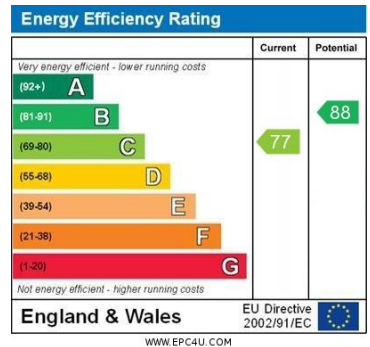


1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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