

Severn Grove,

Pontcanna, Cardiff, CF11 9EQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£299,950



Mid Terraced House



Property Description

RARELY AVAILABLE - NO CHAIN MGY are delighted to present this three double bedroom, mid-terraced house in the highly sought after area of Pontcanna. Situated within walking distance to Llandaff Fields and the City Centre, and near a variety of cafes, restaurants, bars and shops. The accommodation comprises entrance hallway, two reception rooms, kitchen, bathroom, three double bedrooms and low maintenance rear courtyard. The property further benefits from double glazing throughout and gas central heating. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band F

Floor Area Approx 828 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

MGY are delighted to bring to the market this three bedroom, mid-terraced house in the affluent suburb of Pontcanna which has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times.

Severn Grove is a stones throw away from the famous Cathedral Road which is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite.

Located on the edge of the City Centre, Pontcanna gives easy access to the centre for professionals, as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium which is home to Glamorgan County Cricket Club and The Principality Stadium are both short walks away.

ENTRANCE HALL

Carpet to floor. Pendant light fitting. Radiator. Telephone point. Stairs rising to first floor. Doors to all rooms.

RECEPTION ONE

13' 3" x 11' 0" (4.04m x 3.36m)
Double glazed bay window to front. Carpet to floor. Pendant light to ceiling. Power points. TV aerial. Radiator. Power points.

RECEPTION TWO

11' 6" x 10' 5" (3.53m x 3.20m)
Carpet to floor. Double glazed window to rear. Radiator. Pendant light fitting. Storage cupboard. Power points.

KITCHEN

9' 3" x 9' 1" (2.84m x 2.79m)
Tiled flooring. Window to rear. Range of wall and base units with worktops incorporating 4 ring gas hob with extractor over and electric oven below, stainless steel sink with drainer. Space for white goods. Pendant light fitting. Radiator. Power points. Double glazed door leading to rear courtyard.

BATHROOM

8' 10" x 5' 11" (2.70m x 1.81m)
Tiled flooring. Obscure window to rear. Vanity wash hand basin with mixer tap

over and tiled splashback. Panelled bath with hot and cold tap and drench shower over. Close coupled WC. Radiator. Pendant light fitting.

FIRST FLOOR

BEDROOM ONE

14' 7" x 10' 4" (4.45m x 3.17m)
Carpet to floor. Two windows to the front. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

15' 6" x 8' 8" (4.74m x 2.66m)
Carpet to floor. Window to rear. Built in storage cupboard. Radiator. Pendant light fitting. Power points.

BEDROOM THREE

10' 10" x 9' 2" (3.32m x 2.80m)
Carpet to floor. Window to rear. Radiator. Pendant light fitting. Power points.

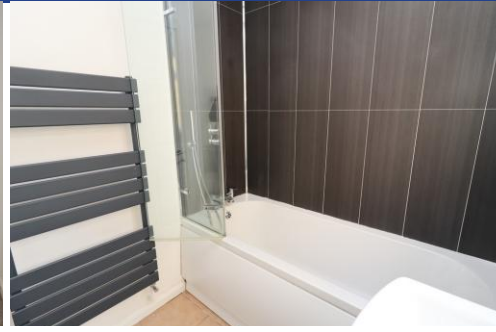
OUTSIDE

Rear Courtyard - Enclosed patio space. Front - Laid to patio with pathway leading to entrance of house.

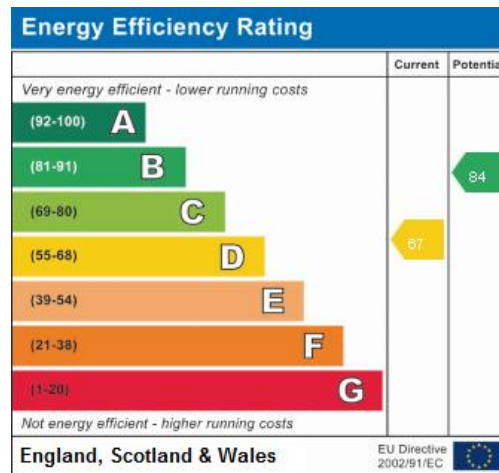
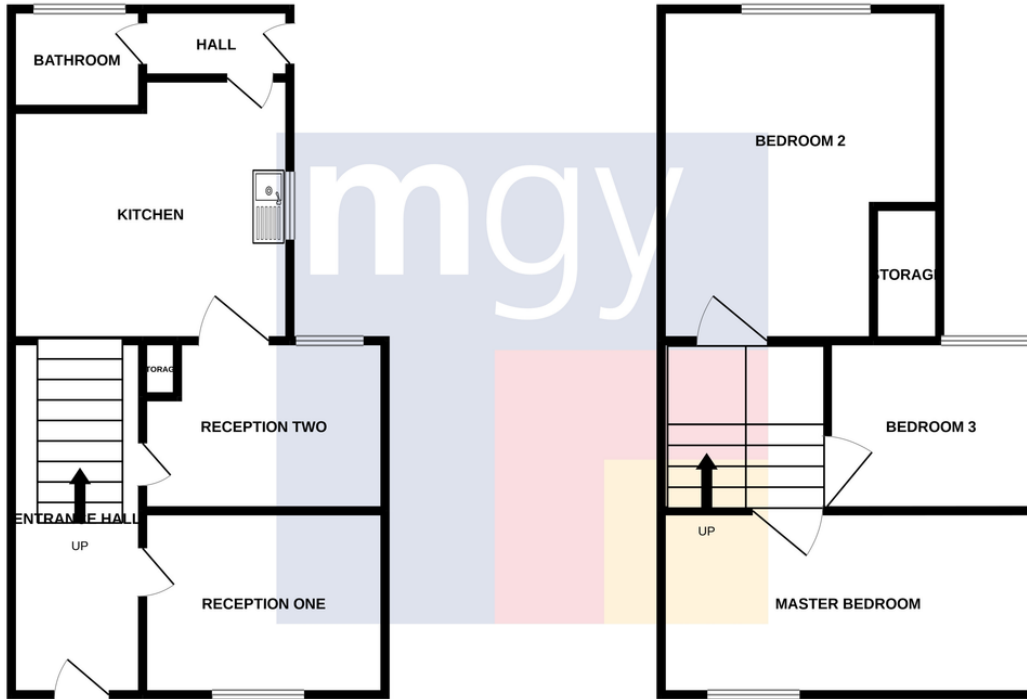
TENURE

MGY are advised that the property is freehold.

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Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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