

Forrest Court,

Severn Grove, Pontcanna, CF11 9EP



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Maisonette



Property Description

TWO BEDROOM APARTMENT SITUATED IN THE HEART OF PONTCANNA MGY are delighted to bring to market this two bedroom, first floor apartment located within a quiet development in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge/dining room, kitchen, bathroom and two bedrooms. The property further benefits from having an allocated off-road parking space and is chain free. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band D

Floor Area Approx 592 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via private front door. Stairs leading up to all rooms. Carpet to floor. Pendant light fitting. Loft hatch. Power points. Radiators. Storage Cupboard. Wall mounted phone entry system.

LOUNGE/DINER

18' 10" x 11' 3" (5.75m x 3.44m)
Carpet to floor. Pendant light fitting. Radiator. TV and telephone point. Power points. Double-glazed sliding door leading onto Juliet balcony overlooking communal gardens to front.

KITCHEN

10' 5" x 8' 0" (3.19m x 2.44m)
Tiled flooring. Range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and hot and cold tap over, and four ring electric hob with extractor above. Integrated oven. Space for appliances. Tiled splashbacks. Spotlights. Double-glazed window to front. Power points. Extractor fan.

BEDROOM ONE

10' 1" x 9' 8" (3.09m x 2.96m)
Located to the front of the property. Carpet to floor. Double-glazed window to front. Pendant light fitting. TV point. Radiator. Power points.

BEDROOM TWO

8' 9" x 5' 10" (2.69m x 1.80m)
Carpet to floor. Radiator. Velux window to rear. Power points.

BATHROOM

9' 2" x 5' 10" (2.80m x 1.80m)
Tiled floor and walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Panelled bath with hot and cold tap and electric shower over. Chrome heated towel rail. Velux window to rear. Spotlights. Extractor fan.

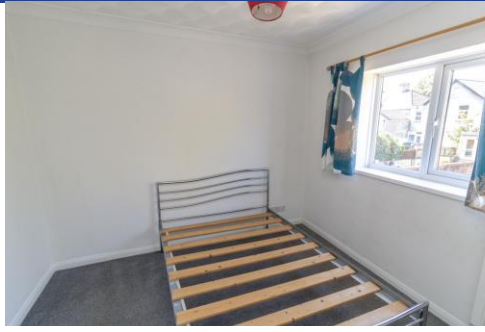
TENURE

MGY are advised that the property is LEASEHOLD.

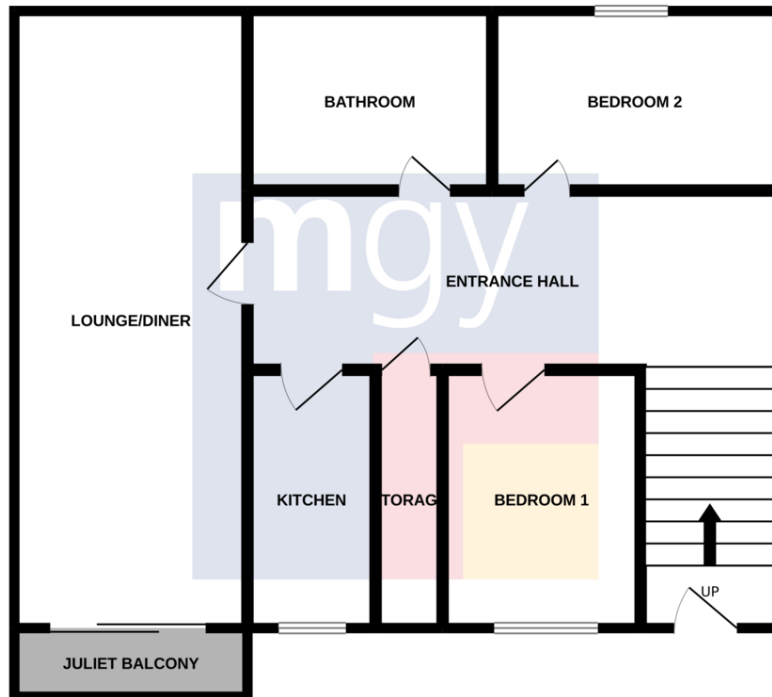
OUTSIDE

Communal gardens. Allocated off road parking space. Visitor parking.

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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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mgy.co.uk

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