

Gwern Hafren,

Severn Grove,

Pontcanna,

CF11 9EY

Asking Price Of

£189,950



Estate Agents and
Chartered Surveyors



Ground Floor Apartment



Property Description

SPACIOUS, GROUND FLOOR APARTMENT SITUATED IN THE HEART OF PONTCANNA MGY are delighted to bring to market this well presented, one bedroom apartment situated in the highly sought after area of Pontcanna. The accommodation briefly comprises entrance hall, open plan lounge/kitchen, bathroom and one double bedroom. The property further benefits from having one allocated parking space, gas central heating and is double glazed throughout. *CHAIN FREE*

Tenure Leasehold

Council Tax Band D

Floor Area Approx 452 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Obscure glass wall. Carpet to floor. Pendant light to ceiling. Front door to open plan lounge/kitchen.

LOUNGE/KITCHEN

19' 1" x 16' 5" (5.83m x 5.01m)
Open plan living and kitchen space. Carpet to floor of lounge. Two pendant light fittings and wall lighting to lounge with additional spotlights to kitchen. Three radiators. Double glazed French doors with additional double glazed window to rear. Power points. Range of wall, base and drawer units to kitchen with worktops over incorporating four ring gas hob with oven beneath and extractor above, and 1.5 stainless steel sink and drainer with hot and cold tap over. Integrated white goods such as washing machine, fridge and freezer. Tiled splashbacks. Cupboard housing combination boiler. Doors leading to bedroom, bathroom and storage cupboard.

MASTER BEDROOM

12' 9" x 8' 5" (3.91m x 2.59m)
Carpet to floor. Pendant light fitting. Radiator. Double glazed window to rear. Power points.

BATHROOM

8' 5" x 5' 8" (2.57m x 1.73m)
Vinyl flooring. Panelled bath with mixer tap over and mains powered shower above. WC. Pedestal wash hand basin with mixer tap over. Partially tiled walls. Shaver point. Pendant light fitting. Extractor fan. Radiator.

OUTSIDE

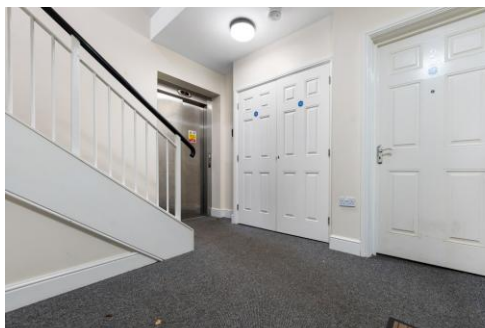
Allocated parking space to the rear.

TENURE

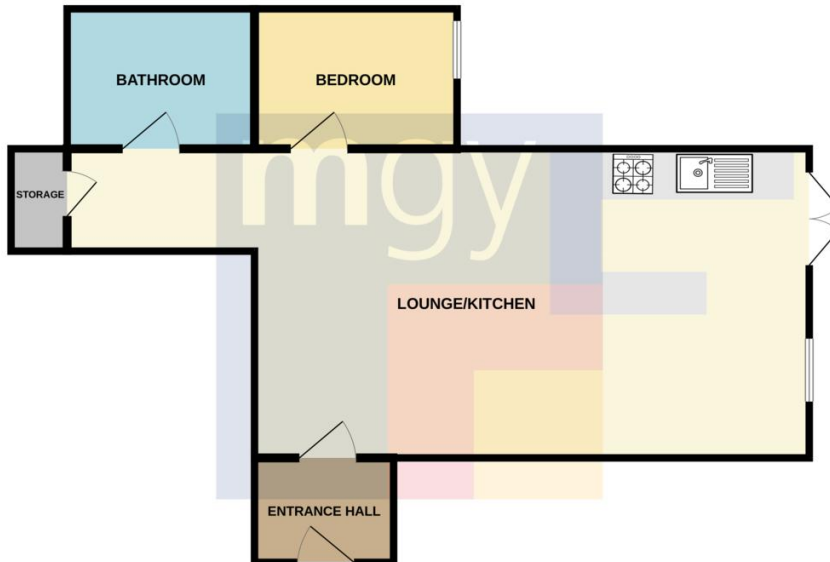
MGY are advised that the property is LEASEHOLD.

999 year lease from 2007
Ground Rent - £150 per annum
Service Charge - £1530 per annum

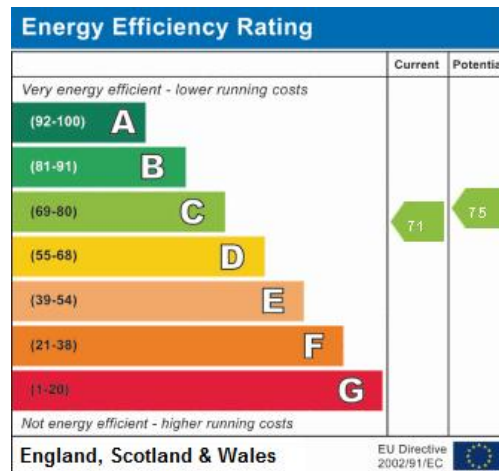
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