

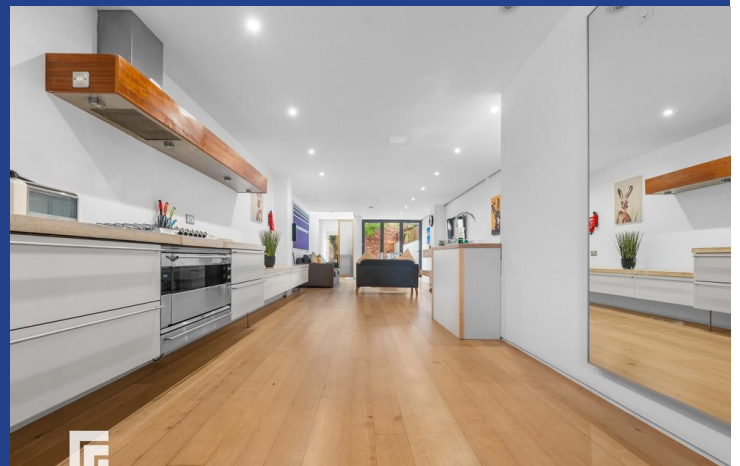
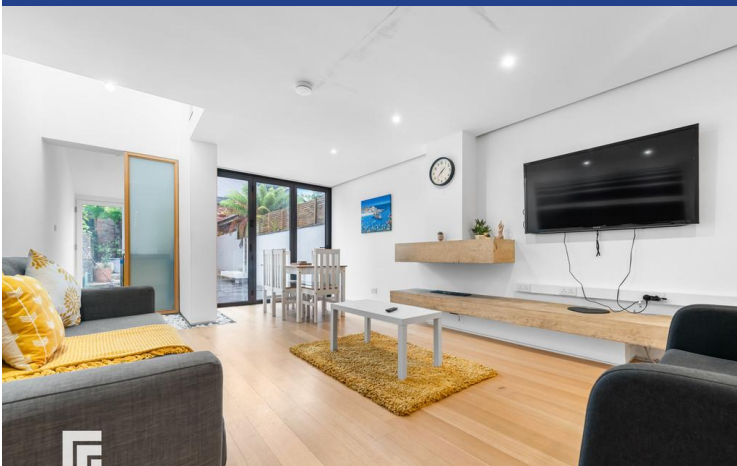
Severn Grove,
Pontcanna,
Cardiff, CF11 9EN



Estate Agents and
Chartered Surveyors

Asking Price Of

£585,000



Mid Terraced House

3

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Property Description

BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this immaculately presented mid-terraced, three double bedroom house located on the highly sought after Severn Grove in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge/kitchen/diner, utility area, three double bedrooms and family bathroom. The property further benefits from being chain free, has off road parking, underfloor heating throughout, and a good sized and low maintenance rear garden. *Viewing highly recommended*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1570 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private driveway. Spotlights. Power Points. Door leading to open plan lounge/kitchen/diner. Stairs rising to first floor.

LOUNGE/KITCHEN/DINER

13' 6" x 54' 3" (4.14m x 16.56m)
Laminate flooring throughout. Double glazed window to front aspect. Spotlights. Underfloor heating. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating five ring gas hob with extractor above and oven beneath, and stainless steel inset sink with drainer and hot and cold tap over. Integrated fridge/freezer. Power points. Bi-folding doors leading to rear garden. Opening to :-

UTILITY AREA

Units with worktops over with space and plumbing for washing machine. Spotlights. Power points. Double glazed windows to rear aspect. Double glazed door leading to rear garden.

FIRST FLOOR

Continuation of laminate flooring. Doors to two bedrooms and family bathroom. Spotlights. Power points. Stairs rising to second floor.

MASTER BEDROOM

13' 9" x 11' 5" (4.20m x 3.48m)
Continuation of laminate flooring. Two double glazed windows to front aspect. Built in wardrobes. Spotlights. Power points. TV point. Underfloor heating.

BEDROOM TWO

13' 7" x 18' 0" (4.16m x 5.49m)
Mezzanine bedroom located at the rear of the house. Continuation of laminate flooring. Feature mezzanine balcony. Spotlights. Power points. Built in wardrobes. Large double glazed windows to rear aspect. Underfloor heating.

BATHROOM

7' 0" x 12' 4" (2.14m x 3.77m)
Tiled flooring. Feature mirror wall. Skylight to ceiling. Spotlights. Partially tiled walls. Three-piece-suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mixer tap over and built-in speakers. Chrome heated towel rail. Walk in shower cubicle with glass shower screen and mains powered drench shower over. Bidet with tap over. Underfloor heating.

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SECOND FLOOR

Continuation of laminate flooring. Spotlights.
Obscure glass window at the top of the stairs. Door
to bedroom three/loft room.

BEDROOM THREE

13' 8" x 23' 7" (4.18m x 7.21m)

Laminate flooring. Spotlights. Double glazed
windows to rear aspect with additional skylight to
ceiling. Power points. Underfloor heating.

OUTSIDE

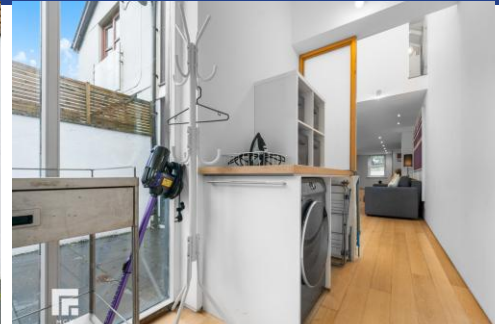
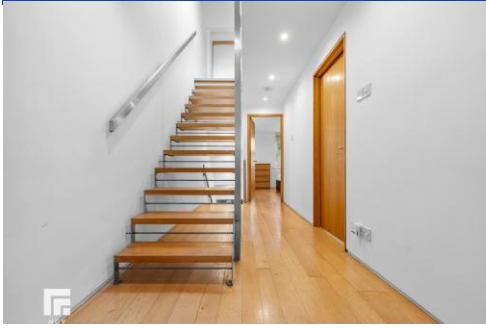
Front-Off Road parking.

Rear - Laid to patio. Wall and fence border. Outside
tap.

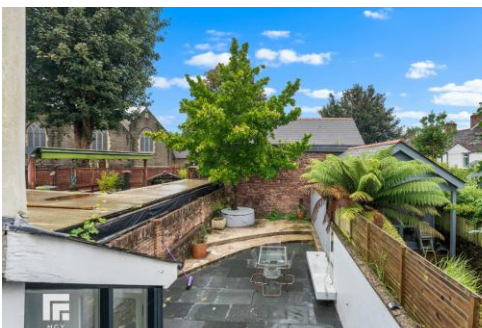
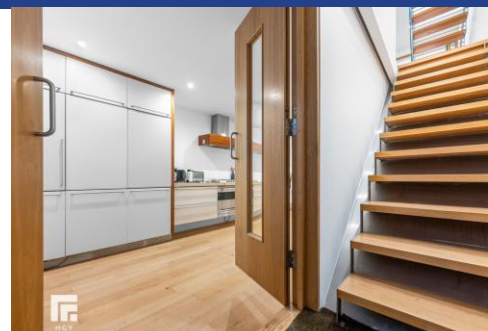
TENURE

MGY have been advised that this property is
FREEHOLD.

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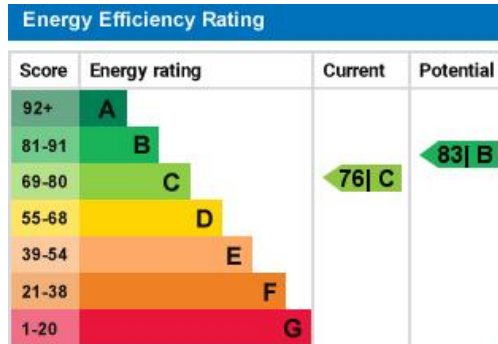


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TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

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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