



**SEVERN GROVE**  
**PONTCANNA**  
**CARDIFF**  
**CF11 9EN**

ASKING PRICE OF  
**£425,000**



## MODERN COTTAGE



**2**



**1**



**1**



**1**

**\*NEW BUILD COTTAGE WITH A MODERN TWIST\*** MGY are delighted to bring to market this beautiful new build modern cottage situated within the heart of Pontcanna, on the much favoured Severn Grove. The bright and spacious accommodation briefly comprises entrance hallway opening into open plan lounge/kitchen/diner, downstairs wet room, two double bedrooms and family bathroom. The property further benefits from a private garden, is chain free and has been finished to a very high specification. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 818 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from street. Laminate flooring. Radiator. Double glazed uPVC window to side aspect. Cupboard housing boiler. Spotlights. Opening into :-

#### **LOUNGE/KITCHEN/DINER**

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with extractor over and inset black sink and drainer with mixer tap over. Integrated appliances such as fridge/freezer, dishwasher, wine cooler, oven and microwave. Spotlights. Power points. Radiator. Bi folding doors leading to garden. Door to utility. Stairs rising to first floor.

#### **UTILITY ROOM**

Tiled flooring. Vanity stainless steel sink with mixer tap over and storage beneath. Chrome heated towel rail. Spotlights. WC. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Extractor.

#### **FIRST FLOOR**

Carpet to stairs and landing. Spotlights. Doors to both bedrooms and bathroom.

#### **MASTER BEDROOM**

Carpet to floor. Spotlights and additional wall lights. Two Velux windows. Radiator. Power points. TV point.

#### **BATHROOM**

Tiled flooring and partially tiled walls. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Bath with mixer tap over. Chrome heated towel rail. Double glazed window to rear aspect.

#### **BEDROOM TWO**

Carpet to floor. Spotlights with additional wall lighting. Double glazed Velux window with additional window to rear aspect. Radiator. Power points.

#### **OUTSIDE**

Private garden. Composite decking.

#### **TENURE**

MGY have been advised that the property is FREEHOLD.

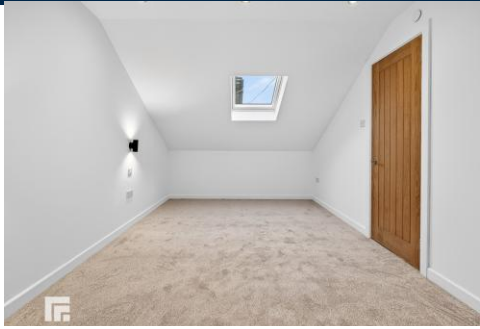


SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EN

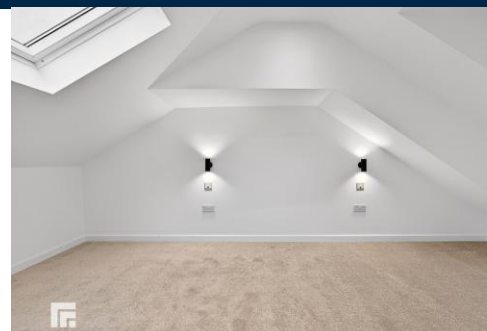
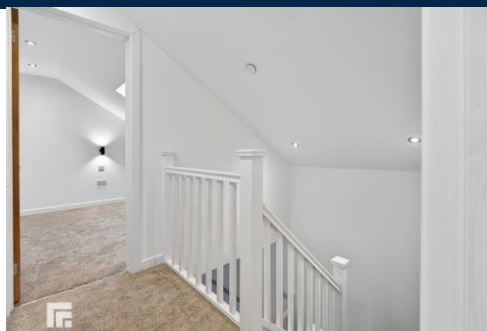


MGY.CO.UK

# SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EN



# SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EN



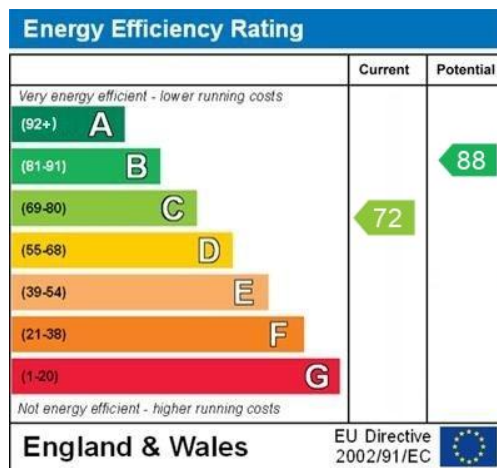
# SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EN

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2025



**PONTCANNA** 02920 397152

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**