

## 8 Severn Grove

Pontcanna, Cardiff CF11 9EN

- Mid Terrace House
- Three Dbl Bedrooms
- Two Reception Rooms
- Tree Lined Street
- Modern Fitted Kitchen
- Good Size Garden
- Close to Shops
- EPC - E

Offers in the region of £375,000

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This pretty mid-terrace house is placed on the ever popular Severn Grove in Pontcanna. Briefly comprising: Three Double Bedrooms, Two Reception Rooms, Modern Kitchen, Four Piece Bathroom and loft room. There is a good-size garden, laid in part to recently fitted wooden decking with outbuilding and a front forecourt too. The property is placed within a stone's throw of local shops, cafes and amenities. Pontcanna is an affluent and highly desirable suburb on the fringe of the city centre, surrounded by parks and picturesque walks into the city. There are many local attractions including some highly regarded restaurants and Chapter Arts Centre.

### **Entrance**

A forecourt and a PVCu obscure double glazed door into;

### **Porch**

Floor and wall tiling, an obscure PVCu double glazed door into;

### **Hallway**

Laminate flooring, carpeted stairs rising to the first floor, radiator and doors to the kitchen, dining room and lounge.

### **Lounge** 11'02 into recess x 10'08 (3.40m into recess x 3.25m)

Laminate flooring, a wall mounted gas fire, marble hearth and wooden surround. There is a front aspect PVCu double glazed window and a radiator. Picture rail and dado rail.

### **Dining Room** 10'09 x 9'03 into recess (3.28m x 2.82m into recess)

Laminate flooring, a wall mounted gas fire, marble hearth and wooden surround. There is a rear aspect PVCu double glazed door to the garden, a dado rail, picture rail and ceiling rose.

### **Kitchen** 17'10 x 7'08 (5.44m x 2.34m)

A fitted kitchen comprising a range of wall and base units with an inset stainless steel sink and drainer, a built in five burner gas hob, double oven, plumbing for an appliance and space for a free-standing fridge/freezer. There are tile splash-backs, tile floor, a side aspect PVCu window and door to the garden. Radiator and a wall mounted gas boiler.

### **Bathroom**



A four piece bathroom with a suite comprising a corner bath with a mixer tap and shower attachment, there is a walk in shower with rainfall shower head and handheld shower, a low level W.C and a pedestal wash basin. Tile walls, a side aspect PVCu obscure double glazed window and a radiator.

### **First Floor**

#### **Landing**

Fitted carpet, a large built in storage cupboard, doors to all bedrooms and loft access fitted with a pull down ladder. Radiator.

### **Master Bedroom** 13'10 x 10'09 (4.22m x 3.28m)

Fitted carpet, built in wardrobes and two front aspect PVCu double glazed windows. Radiator.

### **Bedroom Two** 11'01 x 8'01 to chimney breast (3.38m x 2.46m to chimney breast)

Fitted carpet, built in wardrobes, a rear aspect PVCu double glazed window and a radiator.

### **Bedroom Three** 10'07 x 7'10 (3.23m x 2.39m)

Fitted carpet, a rear aspect PVCu double glazed window and a radiator.

### **New room**

#### **Loft Room**

Spacious loft room, fitted with carpet and rear facing velux window.

#### **Rear Garden**

An enclosed garden laid in part to concrete hardstand and recently installed wooden decking with an area of artificial turf and wooden balustrades. Brick built storage shed.

#### **Forecourt**

There is a dwarf wall and wrought iron pedestrian gate to the forecourt which is laid mainly to paving stones and a centre flower bed.

#### **Tenure**

We have been advised that the property is Freehold



