

Gwern Hafren, 14 Severn Grove

Cardiff CF11 9EY

- Detached Freehold House
- Two Double Bedrooms
- Private Allocated Parking
- Large Open Plan Living Room
- Private Rear Courtyard
- No Chain

POA

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An exceptionally well presented and rare detached house in sought after Pontcanna. Located off tree-lined Severn Grove, this property boasts a quiet position set back from the road, yet within the heart of bustling, affluent Pontcanna with its boutique shops, cafes and bars.

In brief the accommodation comprises a large open plan living area with ample space for lounge and dining furniture, a modern fitted kitchen and access to the rear courtyard via two sets of French doors. The first floor has two large double bedrooms and a Jack & Jill style bathroom. Outside to the rear of the property is a private courtyard with decking and side access, and to the front is a forecourt and gardens where the property's own parking space is located.

A rarely available detached house with private courtyard and parking in Pontcanna offered for sale with no onward chain.

Entrance

A private driveway, opening to a private courtyard with allocated parking. A composite door gives access into;

Hall

An open hall area laid to laminate flooring, there is a door to the W/C, carpeted stairs to the first floor and open into the living room.

W/C

A low level W/C, pedestal wash basin and a radiator.

Living Room 22'07 max x 20'06 max (6.88m max x 6.25m max)

A large open plan living room comprising a lounge and dining area, two sets of French doors to the courtyard and laid entirely to fitted carpet. There is a storage cupboard beneath the stairs and a breakfast bar to the kitchen.

Kitchen

A range of wall and base units with built in appliances comprising a four burner gas hob, a hood above and an oven, there is a brand new fridge, a new freezer, built in dishwasher and a new free-standing washing/dryer. Finally an inset 1 and ½ bowl sink, a cupboard housing the combi boiler, tile splash-backs, a front aspect PVCu double glazed window and recessed spotlights.

First Floor

Landing

Fitted carpet and access to both bedrooms and bathroom.



Master Bedroom 17'07 x 9'11 (5.36m x 3.02m)

Fitted carpet, front and rear aspect PVCu double glazed windows, two built in storage cupboards, a door to the bathroom and a radiator.

Bedroom Two 14'11 x 10'11 (4.55m x 3.33m)

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

Bathroom

A Jack and Jill bathroom comprising a modern four piece suite,

which consists of a stand alone double shower cubicle, a panelled bath, a low level W/C and a pedestal wash basin. Tile splash-backs, a front aspect Obscured PVCu double glazed window and a radiator.

Outside

Courtyard

A courtyard area laid to wooden decking, there is a wooden gate accessing the side and front.

Forecourt

Communal gardens and allocated parking.

