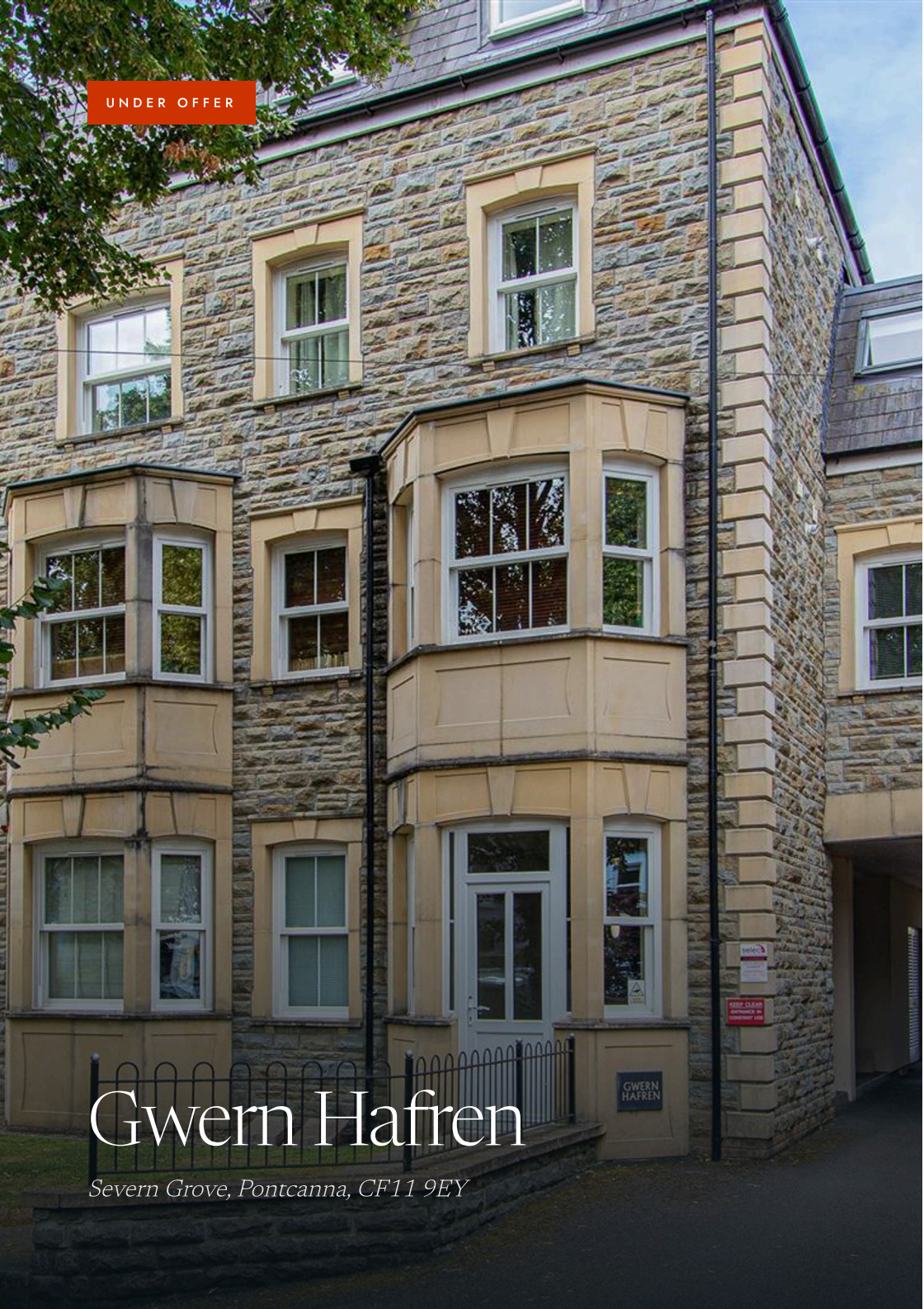

Gwern Hafren

Severn Grove, Pontcanna, CF11 9EY

SEVERN GROVE, PONTCANNA

Gwern Hafren

Severn Grove, Pontcanna, CF11 9EY

GUIDE PRICE

£295,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,023 SQ FT

CHAIN FREE	PENTHOUSE APARTMENT
TWO DOUBLE BEDROOMS	ALLOCATED PARKING SPACE
TWO BATHROOMS	1023SQ FT

NINJA

THE PROPERTY

Jeffrey Ross are pleased to offer this charming two bedroom apartment in the popular area of Pontcanna. This penthouse apartment on Gwern Hafren spans an impressive 1023 square feet, this property is perfect for those seeking a stylish urban retreat.

The apartment features a spacious lounge diner with a modern fitted kitchen. The apartment comprises of two well-appointed bedrooms, one en-suite & one family bathroom.

Constructed between 2000 and 2009, this property boasts contemporary design and modern amenities, making it a desirable choice for discerning buyers.

For those with a vehicle, the property includes parking for one car, a valuable asset in this vibrant area. Pontcanna is known for its picturesque streets, local parks, and a variety of cafes and shops, making it a sought-after location for both families and professionals alike.

This penthouse apartment is a rare find, combining space, style, and a prime location. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of city living in a serene setting.

ACCOMMODATION

LIVING ROOM	4.34m x 5.21m
KITCHEN	3.45m x 3.99m
BEDROOM 1	4.29m x 4.80m
BEDROOM 2	3.00m x 3.71m

PARKING

Allocated Parking

SERVICE CHARGE

£1680 Per annum

GROUND RENT

£200 per annum

PROPERTY TYPE	FLAT - PENTHOUSE
INTERNAL AREA	1,023 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	81 · POTENTIAL 82

Gwern Hafren

Total Area: 95.1 m² ... 1023 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk