

UNDER OFFER

Severn Grove

Pontcanna, Cardiff, CF11 9EN

PONTCANNA, CARDIFF

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GUIDE PRICE

£495,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,346 SQ FT

DESIRABLE LOCATION

1346 SQFT

GREAT TRANSPORT LINKS

FOUR BEDROOMS

LOCAL AMENITIES NEARBY

WALKING DISTANCE TO THE CITY CENTRE



THE PROPERTY

Welcome to Severn Grove, Cardiff, in the charming area of Pontcanna, this delightful house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the house is both practical and welcoming, ensuring that every corner is utilised effectively.

Severn Grove is known for its friendly community atmosphere and proximity to local amenities, including shops, parks, and schools, making it a desirable location for both families and professionals. The area is well-connected to Cardiff city centre, offering a vibrant lifestyle with a variety of dining, shopping, and cultural experiences.

This property presents an excellent opportunity for those looking to settle in a lovely neighbourhood while enjoying the comforts of a spacious home. Whether you are a first-time buyer or seeking a new family residence, this house in Severn Grove is certainly worth considering.



ACCOMMODATION

LOUNGE	3.96m x 3.35m
RECEPTION ROOM	3.35m x 3.33m
KITCHEN DINER	6.53m x 4.88m
BEDROOM 1	5.05m x 3.38m
BEDROOM 2	3.35m x 3.35m
BEDROOM 3	3.05m x 2.31m
BEDROOM 4	4.57m x 3.33m

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,346 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	68 · POTENTIAL 85

FLOORPLAN



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

jeffreygross.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. jeffreygross.co.uk