

TO LET

Severn Road

Pontcanna, Cardiff, CF11 9DP

PONTCANNA, CARDIFF

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MONTHLY RENT

£1,895

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,658 SQ FT









THE PROPERTY

Jeffrey Ross are delighted to market this fully-furnished stunning Victorian warehouse conversion nestled in Severn Square and set behind electric gates. Boasting an impressive 1,658 square feet of living space, and offering a perfect blend of modern comfort and historical charm. Upon entering, you are greeted by a spacious open plan living area with relaxing sitting room, and dining room. The design maximises natural light, enhancing the warm and welcoming feel of the home. The property features two well-appointed bedrooms, the master bedroom includes a dressing room and an ensuite bathroom. The second bedroom is complete with its own balcony, perfect for enjoying a morning coffee or unwinding in the evening. With two bathrooms in total, this home caters to the needs of modern living. Severn Square is ideally located, offering easy access to local amenities, transport links, and the vibrant culture of Pontcanna. The property comes with its own parking space behind a set of electric gates. This property is one not to be missed! Available from 21/10/26 Council Tax Band F EPC Rating D A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

KEY FEATURES

CONTEMPORARY LIVING

TWO DOUBLE BEDROOMS

GATED PARKING

SOUGHT AFTER LOCATION

VICTORIAN WAREHOUSE CONVERSION







This exquisite luxury apartment in the heart of Pontcanna



GEMMA SIMMONITE

LETTINGS VALUER / NEGOTIATOR · PONTCANNA



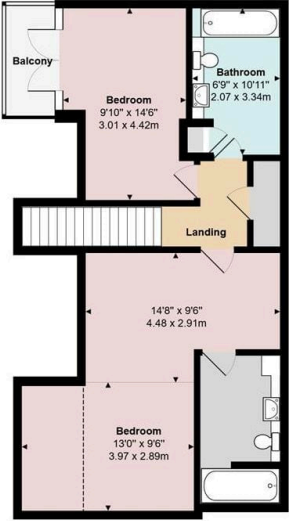
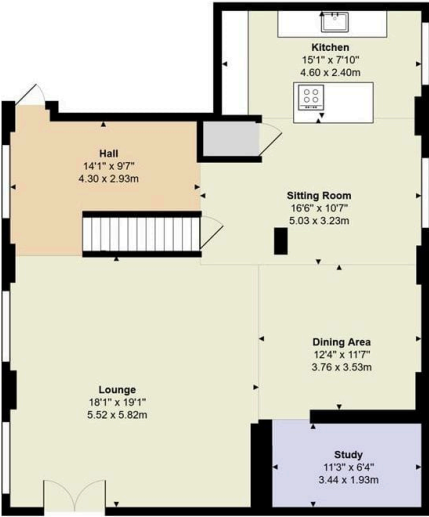
ACCOMMODATION

SCHOOL CATCHMENT

HALL AREA	4.29m x 2.92m
LOUNGE AREA	5.82m x 5.51m
DINING AREA	3.76m x 3.53m
SITTING AREA	5.03m x 3.23m
KITCHEN	4.60m x 2.39m
STUDY	3.43m x 1.93m
BEDROOM	3.96m x 2.90m
DRESSING AREA	4.47m x 2.90m
ENSUITE	3.41 x 1.84
BEDROOM	4.42m x 3.00m
BATHROOM	3.33m x 2.06m

FLOORPLAN

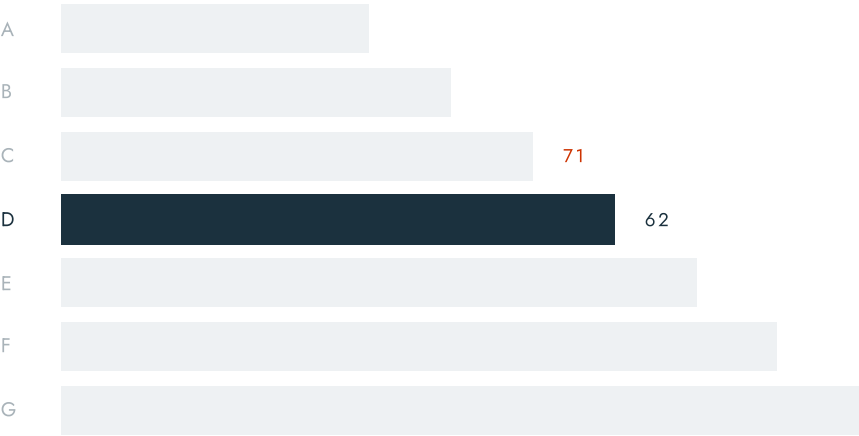
4 Severn Square



Total Area: 1658 ft² ... 154.0 m² (excluding balcony)
All measurements are approximate and for display purposes only

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 62 · potential 71. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	APARTMENT
INTERNAL AREA	1,658 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	21 OCTOBER 2026
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	62 · POTENTIAL 71

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

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



SCAN TO SEE WHAT'S
NEAR YOU

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. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU