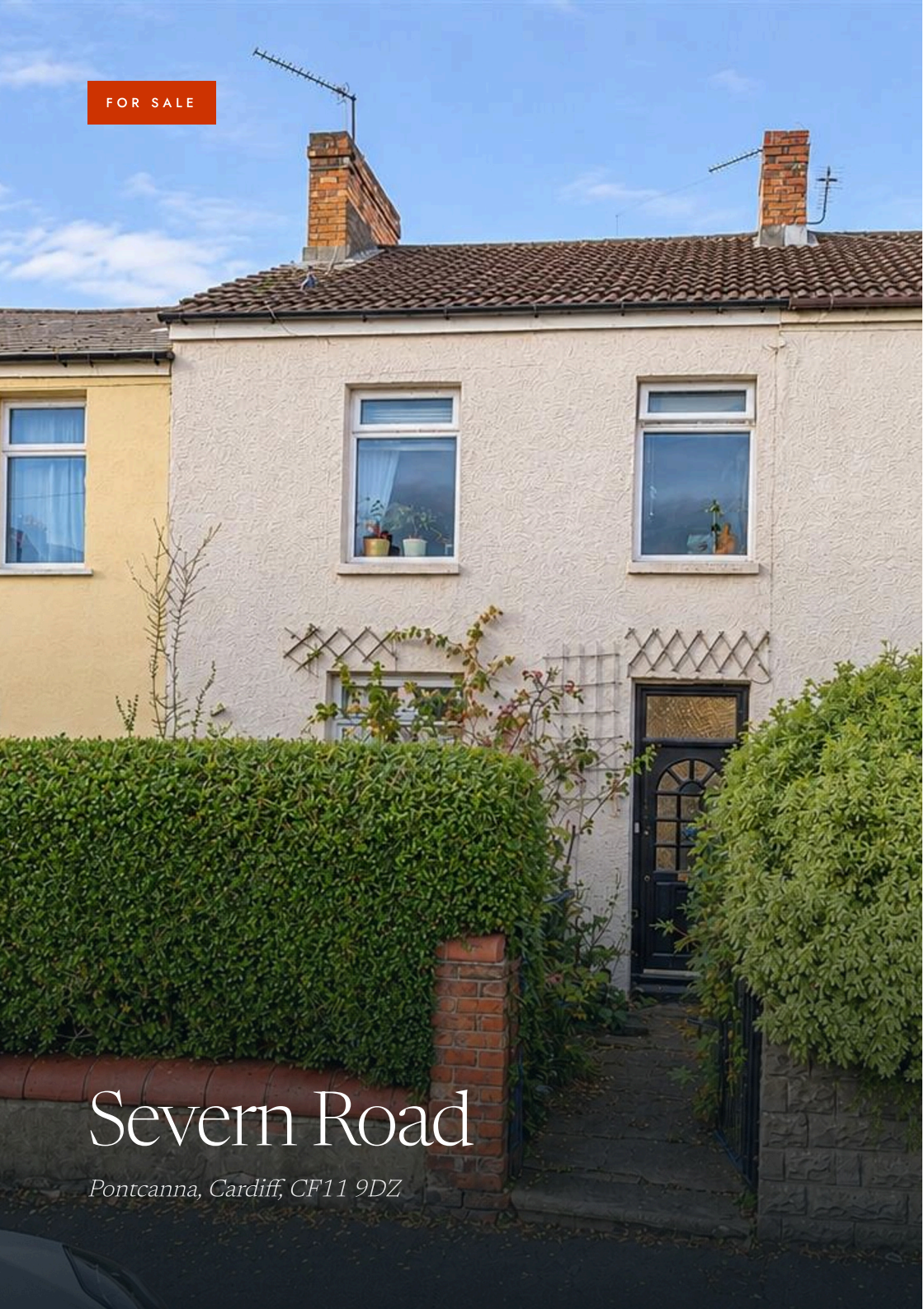


FOR SALE

Severn Road

Pontcanna, Cardiff, CF11 9DZ

PONTCANNA, CARDIFF

Severn Road

Pontcanna, Cardiff, CF11 9DZ

ASKING PRICE

£375,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

959 SQ FT

THREE BEDROOMS

PRIME LOCATION

LOW MAINTENANCE REAR GARDEN

WALKING DISTANCE TO EATERIES

CLOSE TO LLANDAFF FIELDS



THE PROPERTY

Nestled on Severn Road in the vibrant city of Cardiff, this charming three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. Spanning an inviting 959 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The well-proportioned bedrooms provide ample space for rest and personalisation, while the bathroom is conveniently located to serve the household's needs. The low-maintenance rear garden offers a delightful outdoor space, ideal for enjoying sunny days or hosting small gatherings without the burden of extensive upkeep.

Situated close to a variety of amenities and eateries, this home ensures that everything you need is just a short stroll away. Whether you are looking to enjoy local cafes or take advantage of nearby shops, the location is both practical and appealing.

This property is not just a house; it is a wonderful opportunity to create a home in a lively community. With its blend of comfort, convenience, and charm, this mid-terrace house on Severn Road is truly an ideal first home for those looking to settle in Cardiff.

INSIDE











ACCOMMODATION

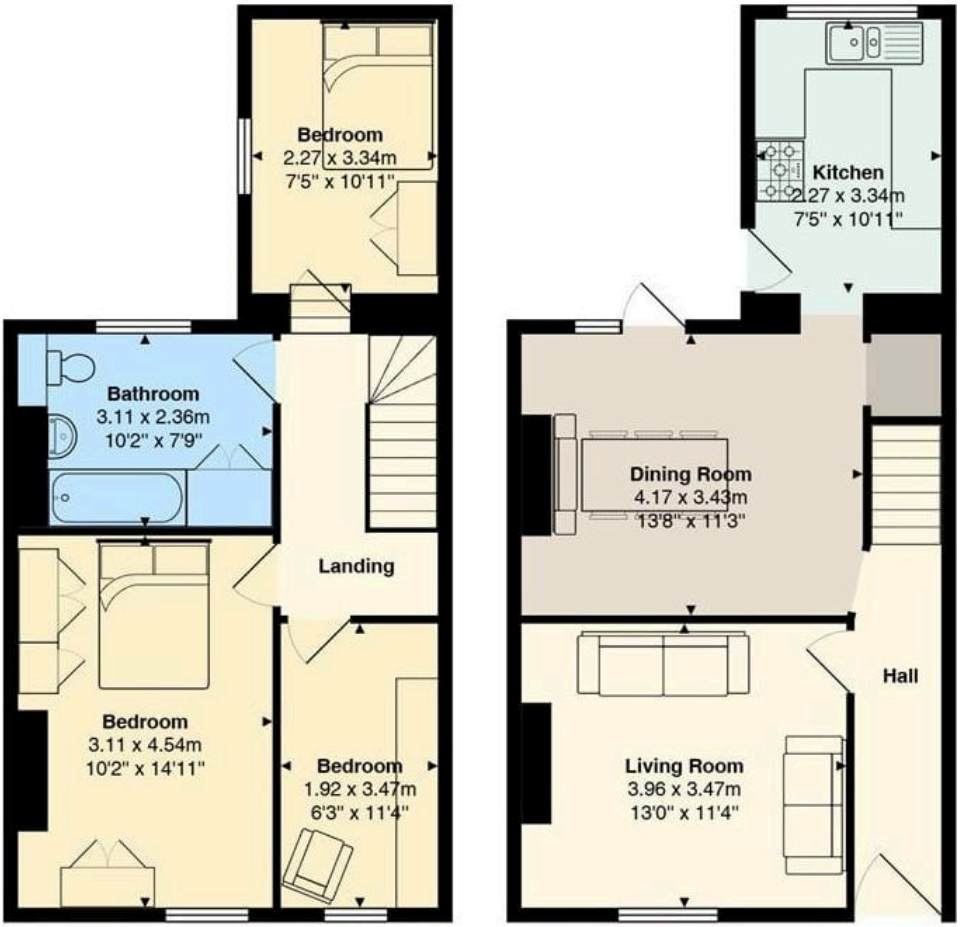
LIVING ROOM	3.96m x 3.45m
DINING ROOM	4.17m x 3.43m
KITCHEN	2.26m x 3.33m
BEDROOM	3.10m x 4.55m
BEDROOM	2.26m x 3.33m
BEDROOM	1.91m x 3.45m
BATHROOM	3.10m x 2.36m

SCHOOL CATCHMENT AREA

Severn Primary School Fitzalan High School

PROPERTY TYPE	HOUSE
INTERNAL AREA	959 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E
EPC RATING	69 · POTENTIAL 91

Severn Road



Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only

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



Luke Trezise

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