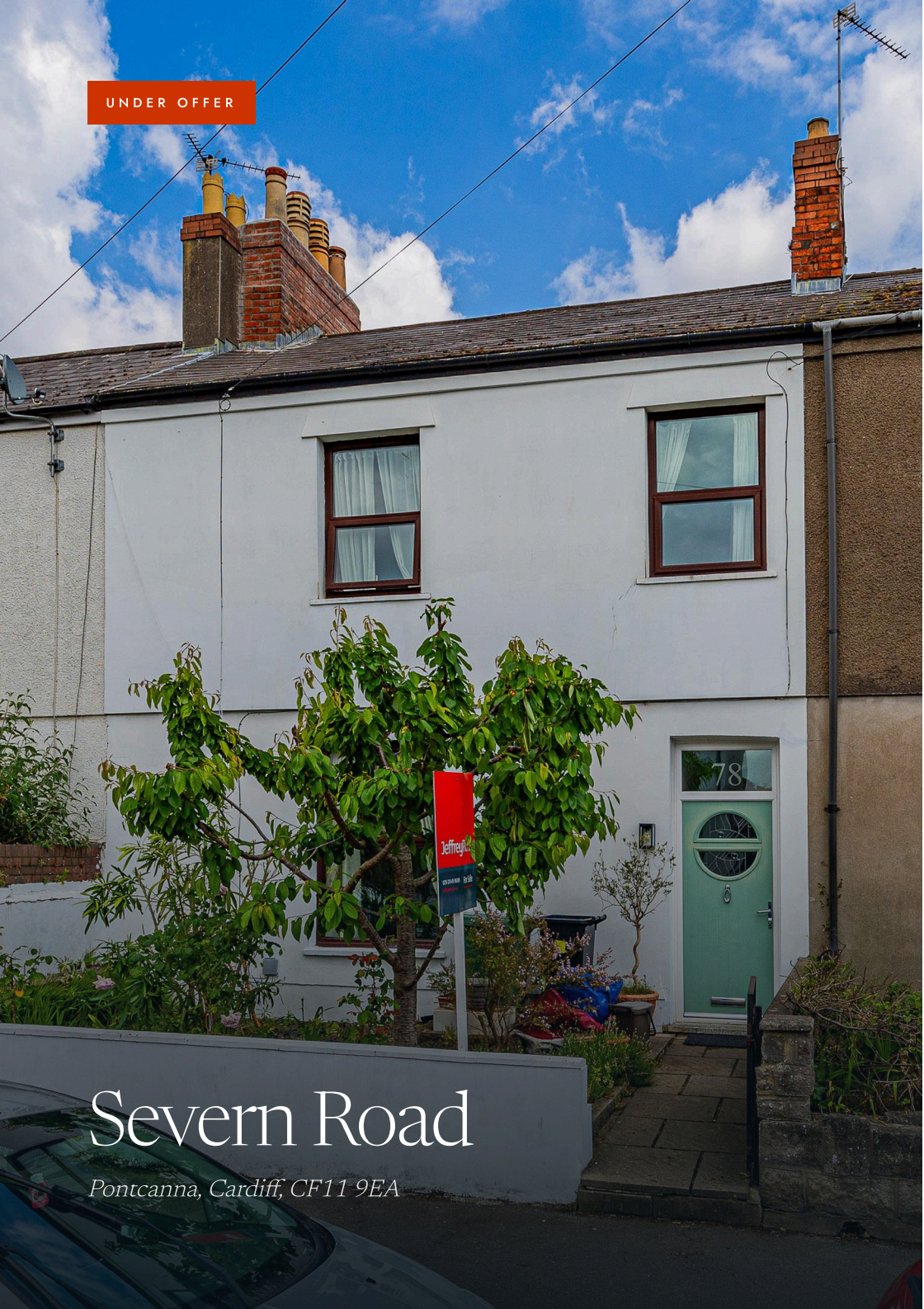


UNDER OFFER



Severn Road

Pontcanna, Cardiff, CF11 9EA

PONTCANNA, CARDIFF

Severn Road

Pontcanna, Cardiff, CF11 9EA

GUIDE PRICE

£450,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,381 SQ FT





THE PROPERTY

Nestled in the sought-after area of Pontcanna, Cardiff, this charming house on Severn Road offers a delightful blend of space and comfort. With a generous size of 1,380 square feet, this property stands out as one of the larger homes on the street, providing ample room.

The house features a large welcoming reception room, that leads on to a bright kitchen diner that overlooks a low maintenance garden. There are three well-proportioned bedrooms. Along with a spacious bathroom that has been recently renovated to create an indulgent space for relaxing.

Pontcanna is renowned for its vibrant community and picturesque surroundings, making it an ideal location for families and professionals alike. The area boasts a variety of local amenities, including charming cafes, boutique shops, and beautiful parks, all within easy reach.

This property presents an excellent opportunity for those seeking a spacious home in a popular neighbourhood.

INSIDE



ACCOMMODATION

LIVING ROOM	5.46m x 7.14m
DINING ROOM	2.72m x 3.12m
KITCHEN	3.61m x 3.18m
BEDROOM 1	4.78m x 3.51m
BEDROOM 2	4.42m x 3.51m
BEDROOM 3	1.93m x 3.51m
BATHROOM	3.68m x 3.28m

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,381 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	71 · POTENTIAL 83

FLOORPLAN

Severn Rd, Pontcanna, CRF

Main Building: Total Interior Area Above Grade 1380.42 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





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