



FREEHOLD

House - Terraced

66 SEVERN GROVE, CARDIFF, CF11 9EP

Offers In The Region

£510,000

FEATURES

- Rare Opportunity
- Large Garden with Positive Pre Planning
- Original Features Throughout
- Cellar
- New Boiler Fitted November 2023



3 Bedroom House - Terraced located in Cardiff

Maison is delighted to present a rare opportunity to the market: a 3-bedroom Victorian house that boasts many original features throughout. This charming property includes a front forecourt with iron railings and a gate leading to the main front porch and a fully glazed door into the hall.

The ground floor comprises an original staircase, a front living room with sash double-glazed windows, an exposed original brick fireplace, coving, and picture rails. The dining room also benefits from an exposed original brick fireplace and a large double-glazed window. Moving through to the kitchen, you will find a gas hob, base units, an electric oven, and a cooker hood. The ground floor further benefits from access to the cellar, which has a triple-glazed window at the front.

On the first floor, there is a family bathroom that comprises a three-piece suite; a double bedroom with two sash windows, an original cast iron fireplace, and a fitted cupboard; and a second double bedroom with a fitted cupboard and original cast iron fireplace. On the landing, there is another storage cupboard and a door leading up to the original third bedroom with a double-glazed skylight to the front and a double-glazed window to the rear.



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Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.