

93 Mortimer Avenue, Old St Mellons, Cardiff, CF3 6YG



Estate Agents and
Chartered Surveyors

Guide Price

£325,000



Town House



Property Description

MGY are pleased to offer for sale this delightful semi detached property with a larger than average private South/ West facing rear garden and 2 off road parking spaces side by side! Accommodation briefly comprises entrance hall, w.c, study/ reception room and kitchen/ diner to the ground floor. On the first floor there is a lounge and master bedroom with ensuite and on the second floor there are 2 further good size bedrooms and a family bathroom. Must be viewed to be fully appreciated.

Tenure Freehold

Council Tax Band

Floor Area Approx 1,065 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Situated on the new St Ederyns Village development just a stones throw from both the M4 and A48. Offering shops within walking distance, the newly open Unicorn pub and Cardiff Gate Retail park.

ENTRANCE HALL

Entered via uPVC door. Stairs to first floor. Door to :-

STUDY

9' 8" x 8' 11" (2.97m x 2.73m)
Double glazed uPVC window to front. Radiator.

W.C

W.c. Corner wash hand basin with mixer tap. Tile effect flooring.

KITCHEN / DINER

12' 9" x 12' 11" (3.91m x 3.96m)
Double glazed uPVC window to rear and double glazed door to beautifully landscaped south / west facing garden. Tile effect flooring. Built in oven, 4 ring gas hob and extractor over. Cupboard housing gas combi boiler. Plumbing and space for washing

machine. Plumbing is available for a dishwasher if desired.

FIRST FLOOR

Stairs and Landing
Stairs to 2nd floor with open recessed area.

LOUNGE

12' 11" x 9' 1" (3.95m x 2.79m)
Double glazed box bay window to front. Radiator.

MASTER BEDROOM

12' 11" max x 9' 5" (3.94m x 2.88m)
2 double glazed uPVC windows overlooking the garden. Radiator. Door to :-

ENSUITE

Tile effect flooring. Radiator. Walk in tiled shower cubicle with mains shower, w.c, pedestal wash hand basin with hot and cold taps.

2ND FLOOR

Stairs and Landing.
Large airing cupboard.

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BEDROOM TWO

13' 0" x 10' 2" (3.98m x 3.12m)

Double glazed uPVC window to front. Fitted wardrobes. Radiator.

BEDROOM THREE

13' 0" x 7' 1" (3.97m x 2.17m)

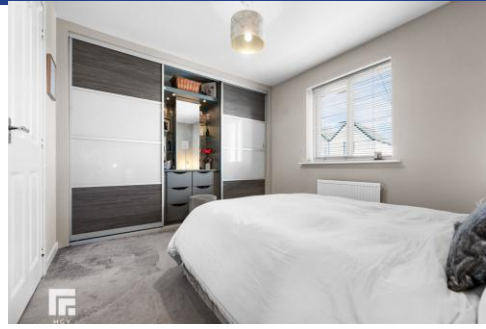
2 double glazed uPVC windows overlooking the rear garden.

OUTSIDE

Front - driveway providing off road parking for 2 vehicles side by side. Side gate leading to rear.

Rear - Beautiful enclosed South / West facing rear garden mostly laid to lawn with composite decking and raised borders. Side gate leading to front.

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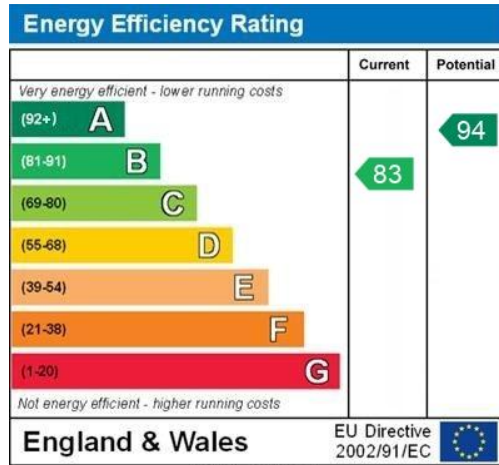
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