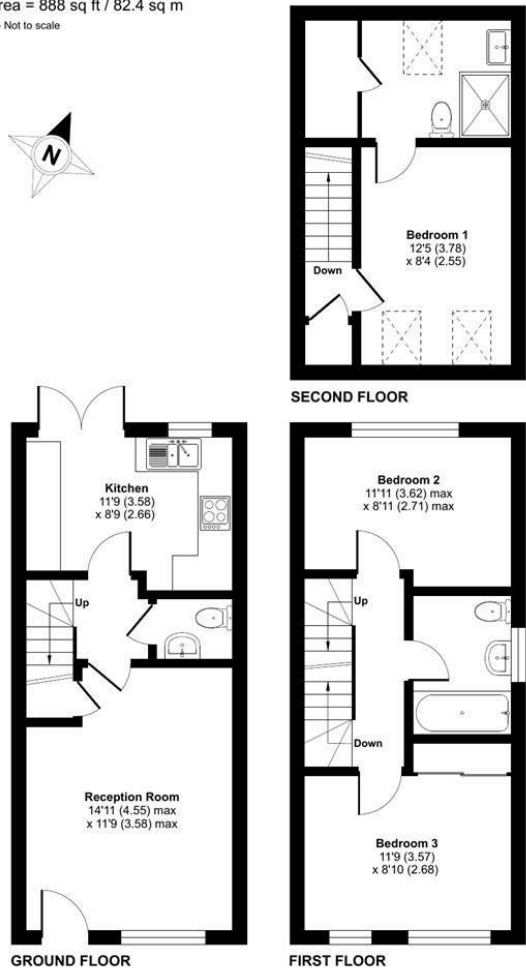


Mortimer Avenue, Old St. Mellons, Cardiff, CF3

Approximate Area = 888 sq ft / 82.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Vision Properties. REF: 1208183

PROPERTY ADDRESS
167 Mortimer Avenue
Old St. Mellons
CF3 6YG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mortimer Avenue, CF3



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- Three-bedroom Property
- Semi-detached
- Beautifully Presented
- En-suite

This property briefly comprises of:

Kitchen (3.58 x 2.66) - modern fitted kitchen to the back of the property with wood effect laminate flooring and integrated appliances including dishwasher, oven and hob. Fitted with French doors which open up onto the large rear garden, comprising of large patio with sand stone slabs and astroturf at the end.

Reception room (4.55 x 3.58) - spacious living room and beautifully presented with wood effect laminate flooring.

Downstairs W/C.

Master bedroom (3.78 x 2.55) - large master bedroom situated on the second floor. With veluxe roof windows, a walk in-wardrobe and a stunningly presented three piece en-suite with slate effect tiled flooring.

Bedroom two (3.62 x 2.71) - large second bedroom overlooking the front garden with integrated wardrobes

Bedroom three (3.57 x 2.68) - another large double bedroom to the rear of the property.

Bathroom - three piece bath suite with cream tiled floor and half tiled walls

External - large rear garden, with access via French doors which open up onto a large patio with sand stone slabs. The back of the garden is AstroTurf and there is also a shed for storage.

There is also a driveway located to the side of the property with space for 2 cars and further on street parking outside the front door.

Council Tax Band - E



Your Text Here

