



**Mortimer Road, Cardiff CF11 9LA**

**welcome to**

**Mortimer Road, Cardiff**

Nestled into a side street, just off the main road into Pontcanna, this three bedroom mid-terrace property is a short walk away from all the amenities that Pontcanna has to offer, including artisan cafe's and ample green spaces such as Sophia Gardens and Pontcanna Fields. NO CHAIN!



### **Entrance Hall**

Door to hallway, storage under stairs and wooden glazed door to Living Room.

### **Lounge/Diner**

15' 3" max x 22' 2" ( 4.65m max x 6.76m )

Three radiators, inset lights, feature electric fire place with surround, two separate shelves, double glazed window to front, metre cupboard and double wooden glazed doors to Kitchen & Breakfast room.

### **Kitchen/Breakfast Room**

14' 5" x 14' 5" max ( 4.39m x 4.39m max )

Fitted with wall & base unit, sink and drainer, integral oven & grill, extractor hood and gas hob, additional work top with wall & base unit, sky light, tiled flooring, access back to hallway & under stairs storage and door to rear courtyard garden and bathroom.

### **Bathroom**

8' 3" x 7' 4" ( 2.51m x 2.24m )

Ceramic tiled flooring, WC, wash hand basin with fitted vanity shelf & mirror, radiator, separate shower cubical, paneled bath with mixer tap and shower head, door to utility room and fully tiled wall.

### **Utility Room**

7' 4" x 4' 7" ( 2.24m x 1.40m )

Wall mounted boiler, fitted unit shelves & work top, double glazed windows to side and rear, plumbing for washing machine and additional space.

### **Landing**

Stairs and banister to upper floor.

### **Bedroom Three**

7' 6" x 11' ( 2.29m x 3.35m )

Double glazed window to side and radiator.

### **Upper Landing**

Doors to two bedrooms, loft hatch and stairs to upper floor.

### **Bedroom One**

16' 1" max x 10' 1" ( 4.90m max x 3.07m )

Two fitted wardrobes, fitted dresser unit with drawer & wall unit above, wall mounted lights, telephone point, radiator and two double glazed windows to front.

### **Bedroom Two**

11' 5" x 11' 11" ( 3.48m x 3.63m )

Double glazed window to rear, range of fitted wardrobes and fitted shelves and wall mounted mirror.

### **Rear Garden**

Enclosed paved courtyard garden with wall & fence and outside tap.



***view this property online*** [allenandharris.co.uk/Property/CRP107549](http://allenandharris.co.uk/Property/CRP107549)





welcome to

## Mortimer Road, Cardiff

- Brilliant Potential for Conversion
- Three Spacious Bedrooms
- Open Plan Lounge / Diner
- Spacious Kitchen/Breakfast Room
- Utility/Storage Room - NO CHAIN

Tenure: Freehold EPC Rating: D

# £380,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107549](https://allenandharris.co.uk/Property/CRP107549)



Property Ref:  
CRP107549 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**