





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.





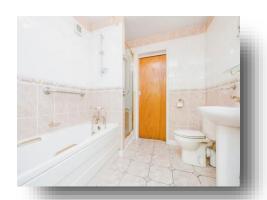
welcome to

Mortimer Road, Cardiff

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

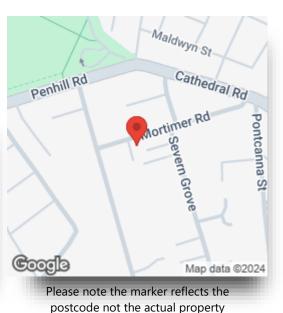
Tenure: Freehold EPC Rating: D

£380,000









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