

Mortimer Avenue

OLD ST. MELLONS, CARDIFF, CF3 6YG

£260,000

**Hern &
Crabtree**



Mortimer Avenue

A recently built semi-detached property situated in Old St. Mellons, Cardiff.

This delightful semi-detached house on Mortimer Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

A standout feature of this property is the off-road parking for two vehicles, offering both convenience and peace of mind—an increasingly sought-after benefit in residential areas.

The location of this home is particularly appealing, as Old St. Mellons boasts a friendly community vibe while still being within easy reach of Cardiff's vibrant city centre. Residents can enjoy the tranquillity of suburban living, with local amenities, parks, and schools just a stone's throw away.

This semi-detached house presents an excellent opportunity for those looking to establish themselves in a desirable area of Cardiff. With its charming features, convenient location, and practical benefits such as ample parking, it is a property that should not be missed.



636.00 sq ft

Reception Hall

The property is entered through panelled door to the hall with glazed window. Feature flooring. Panelled radiator. Smooth plastered ceiling. Staircase rising to the first floor. White panelled colonial style door to the cloakroom. White panelled colonial style door to the lounge.

Cloakroom

A modern two piece suite in white comprising: low level WC and wall hung wash hand basin with tiled splashback. Radiator. Obscure glazed window to the front elevation. Feature flooring. Smooth plastered ceiling.

Lounge

15'3" x 9'3"

A beautifully presented reception room. Double glazed window to the front elevation. Smooth plastered ceiling. Radiator. Door to useful built in understairs storage cupboard. Feature flooring. TV aerial point. Door to:

Kitchen/ dining room

12'10" x 8'10"

A contemporary style open plan kitchen/ dining room.

Kitchen area

A range of matching wall and base units with cupboards and drawers offering good storage facilities with wood effect work tops over. Space for fridge freezer. Built in electric oven with four ring gas hob and chimney style extractor fan above. One and a half bowl stainless steel sink drainer unit with mixer tap above. Integrated dishwasher. Integrated washing machine/dryer. Double glazed window to the rear elevation with aspect to the garden. Feature tiled flooring.

Dining area

Space for table and chairs. Double opening, double glazed french doors to the rear elevation giving access to the garden.

Landing

Smooth plastered ceiling. Access to the loft space. Air filtration vent. Smoke detector. Doors give access to the bedrooms and bathroom.

Bedroom One

12'11" x 8'6"

A beautifully presented master bedroom. Two double glazed windows to the front elevation. Radiator. Smooth plastered ceiling. Fitted storage cupboard.

Bedroom Two

12'11" x 8'2"

A well presented second double bedroom with double glazed window to the rear elevation offering aspect to the garden. Radiator. Smooth plastered ceiling.

Bathroom

6'2" x 5'6"

A modern three piece suite in white comprising: panelled bath with with mains pressure shower over and shower screen, pedestal wash hand basin and low level WC. Walls are part tiled. Extractor. Feature flooring. Heated towel radiator.

Outside front

To the front of the property is a driveway providing off road parking for two vehicles. Side access to the rear garden.

Outside rear

The rear garden is enclosed by timber fencing. Laid partly to lawn with attractive borders. Rear sun terrace area. Paved patio. Outside lighting. Side access to the front of the property.

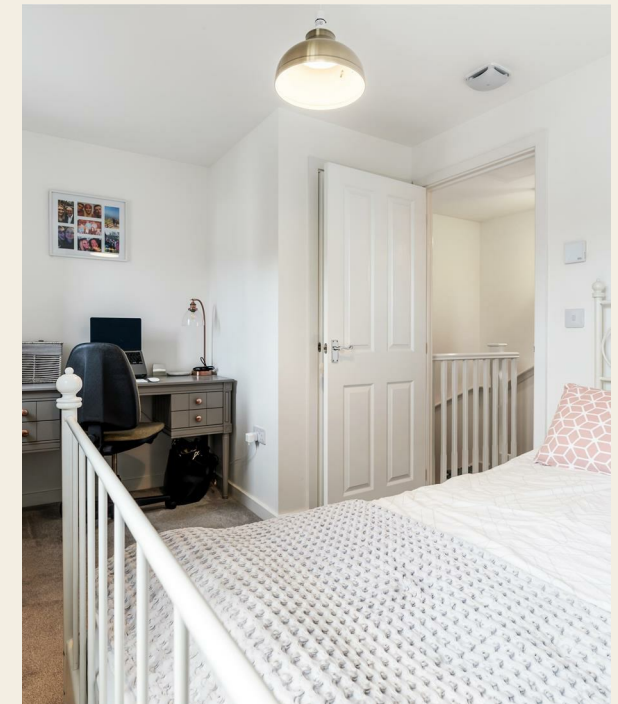
Additional Information

Freehold. Council Tax Band C (Cardiff). EPC rating B.

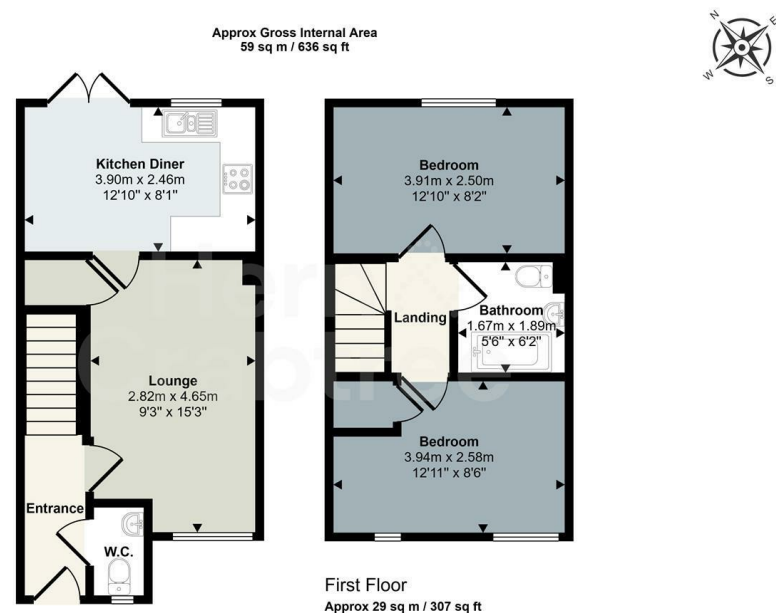
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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



02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.