



Mortimer Road

| Pontcanna | CF11 9JZ

MORTIMER ROAD

Guide Price £400,000



bedroom with double glazed window to the rear elevation with aspect to the garden and church views. Radiator. Stripped wooden flooring.

Bathroom

11'8" x 7'9"

A spacious family bathroom fitted with a four piece suite in white comprising: panelled bath, fitted shower cubicle with mains pressure shower, wash hand basin and WC. Heated towel radiator. Walls are part tiled. Radiator. Two double glazed obscure windows to the rear and side elevations. Plumbing and space for washing machine. Combi boiler set into cupboard.

Bedroom One

13'6" x 12' max

Situated on the second floor of the property is a light and well designed bedroom with smooth plastered ceiling and spotlights to the ceiling. Recess perfect for wardrobes. Door to under eaves storage cupboards of good size. Double glazed window to the rear elevation. Skylight window.

En Suite

A contemporary three piece suite in white comprising: fitted shower cubicle with mains pressure shower, wash hand basin and WC. Heated towel radiator. Electric shaving point. Skylight window. Smooth plastered ceiling. Spotlights. Extractor fan.

Outside

The property fronts on to the pavement.

Rear Garden

The rear garden is enclosed with stone, brick walling and timber fencing. Paved patio area ideal for table and chairs. The garden is laid mainly to lawn. Flower borders. Outside power point.

Additional information

A rare opportunity to acquire a traditional family home in the heart of Pontcanna and within a stone's throw of a plethora of attractive amenities for all! There are trendy cafes, boutiques and restaurants, superb parks and green areas and a wealth of traditional conveniences including Kings Road market, shops, pharmacy and greengrocers.

The property provides versatile accommodation which must be viewed to be completely appreciated and in brief comprises: reception hall, an open plan lounge/ sitting room with traditional fireplaces, an open plan kitchen/ dining room stretches across the rear of the property and offers access to a lovely private garden with church views.

Upstairs - over two floors are three double bedrooms with the master bedroom now being situated on the second floor with fantastic views over Pontcanna and offering an ensuite shower room. There are a further two double bedrooms with a 'sectioned off' area which could be a perfect dressing room or home office! There is also a spacious family bathroom with a four piece suite and a useful laundry area!

Entrance Hall

The property is entered through UPVC double glazed panelled front door to the hallway. Staircase rising to the first floor. Wood laminate flooring. Wood panelled internal door to:

Lounge / Sitting Room

11'9" max x 22'6" max

UPVC double glazed window to the front elevation. An open plan lounge/ sitting room with access to the kitchen/ dining room.

Lounge area

Carpeted to the lounge area. Feature traditional cast iron fireplace with tiled sides and wooden mantle over. Radiator.

Sitting area

Wood effect laminate flooring. Door to understairs storage cupboard. Radiator. Feature cast iron fireplace.

Window to the kitchen area. Access to:

Kitchen / Dining room

15'4" x 9'4" max

An open plan kitchen/ dining room. Kitchen has a range of matching wall and base units with cupboards and drawers offering storage facilities with worktops over. Twin stainless steel sink drainer unit with mixer tap over. Plumbing for dishwasher. Built in oven and gas hob with chimney style extractor fan above. Walls are part tiled. UPVC double glazed window to the rear elevation. Smooth plastered ceiling. Spotlights to the ceiling. Space for table and chairs. Tiled flooring. Radiator. Skylight window. Double glazed double opening french doors to the rear elevation giving access to the garden.

Landing

A split level landing. Staircase rising to the second floor with newel posts and spindles. Doors giving access to bedrooms and bathroom.

Bedroom Two

14'2" x 11'1"

The original master bedroom has been slightly altered to incorporate a very useful room which could be a perfect dressing room/ home office or nursery. The double bedroom offers double glazed window to the front elevation. Feature stripped wood flooring. Radiator. Folding door gives access to the aforementioned dressing room/ office which also has a double glazed window. Measurements 5'10" x 5'2"

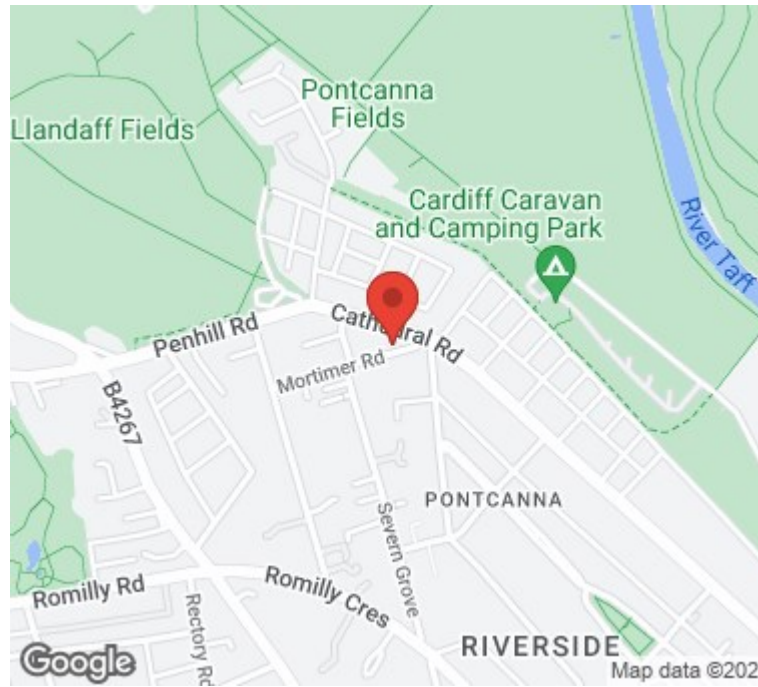
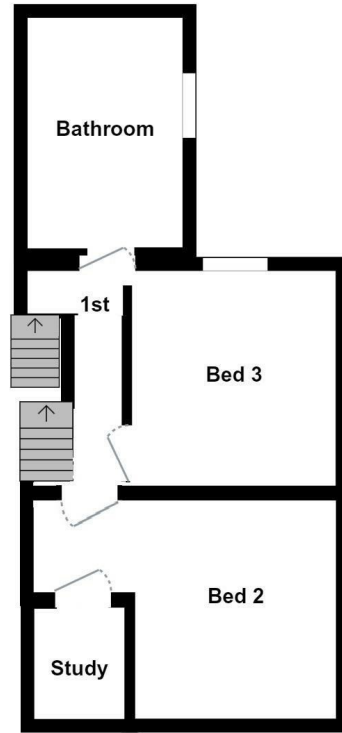
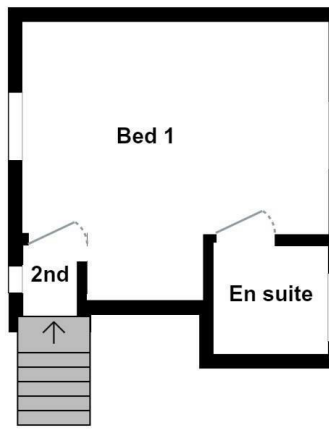
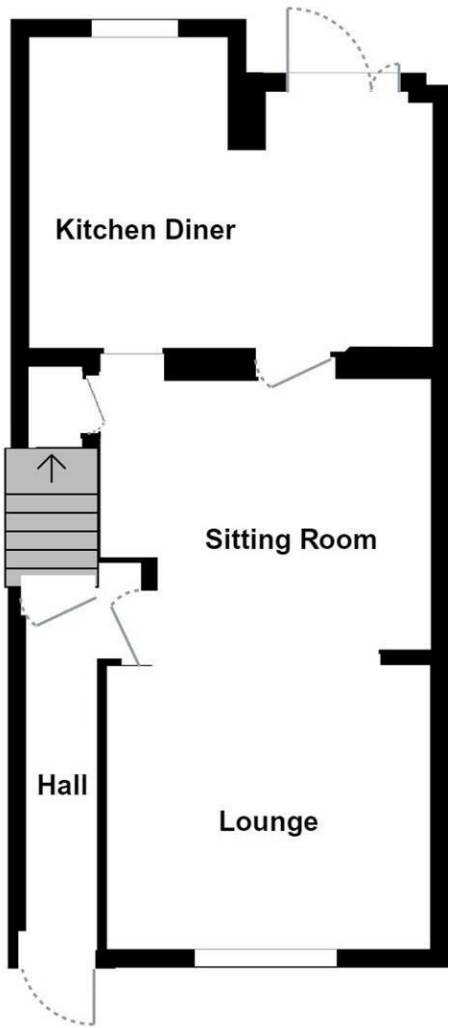
Bedroom Three

11' x 10'5"

A lovely third double



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.