

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MORTIMER ROAD
PONTCANNA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

ENTRANCE HALLWAY

OPEN PLAN LIVING / DINING

4.05 x 6.49 widest points (13'3" x 21'3" widest points)

KITCHEN

2.17m x 2.87m (7'1" x 9'4")

TO THE FIRST FLOOR

BEDROOM ONE

4.05m x 3.17m (13'3" x 10'4")

BEDROOM TWO

3.03m x 3.21m (9'11" x 10'6")

BATHROOM

2.17m x 1.95m (7'1" x 6'4")

UTILITY CUPBOARD

0.87 x 2.17 (2'10" x 7'1")

COURTYARD GARDEN

TENURE

we are informed by our client that the property is freehold, this is to be confirmed by your legal advisor

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is
Severn Primary School (year 2024-25)

My English medium secondary catchment area is
Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Pwll Coch (year 2024-25)

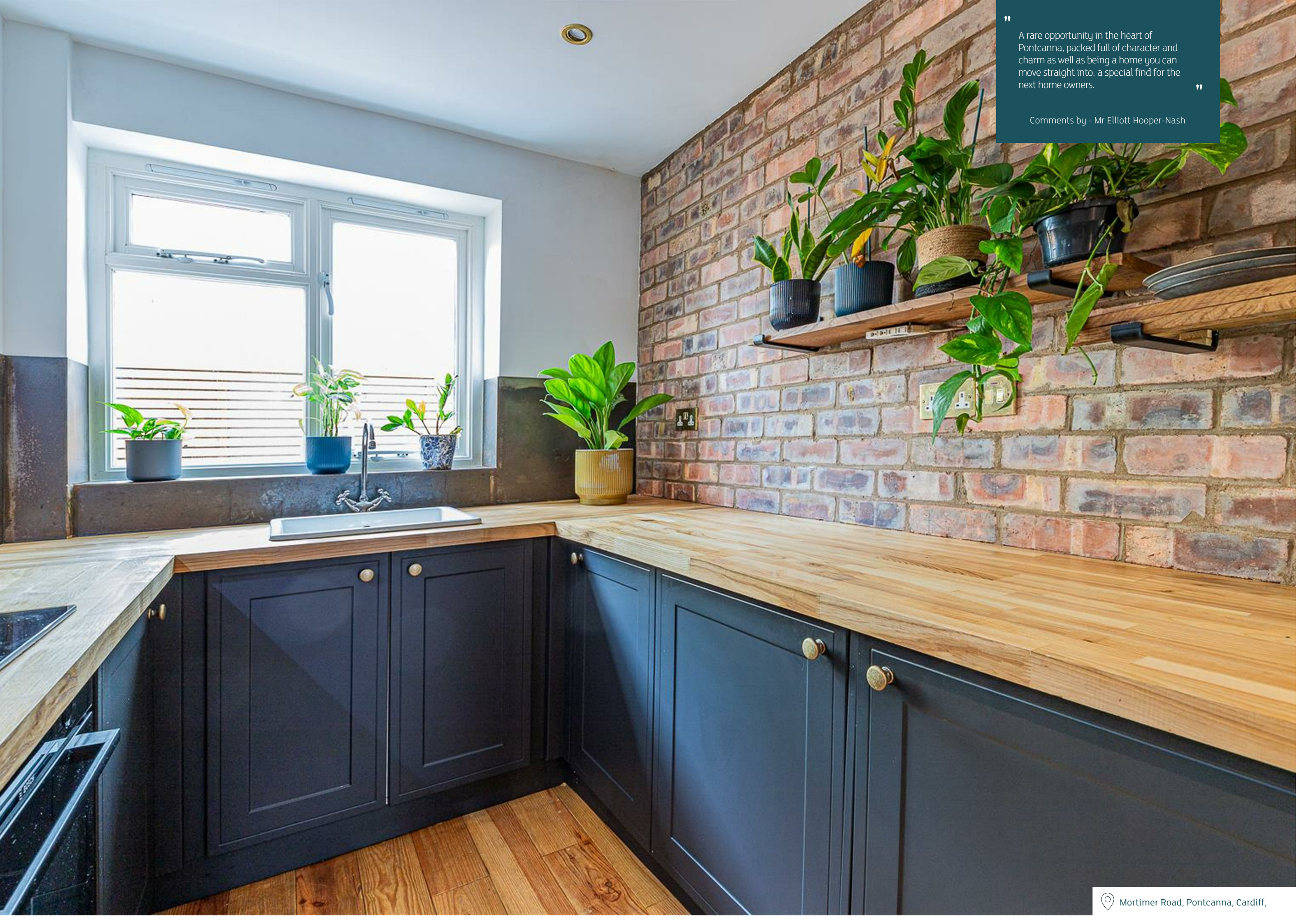
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

PARKING

Permit is available on the Road via Cardiff City Council

ADDITIONAL INFORMATION

Newly fitted kitchen and bathroom, landscaped garden and working fire.
Newly fitted boiler
First floor bathroom
Rental Potential between £1,200-£1,300pcm






“
A rare opportunity in the heart of Pontcanna, packed full of character and charm as well as being a home you can move straight into. a special find for the next home owners.
”

Comments by - Mr Elliott Hooper-Nash

MORTIMER ROAD

PONTCANNA, CF11 9JZ - £375,000

 2 bedrooms  1 bathroom(s)  705.00 sq ft

Nestled in the heart of the desirable Pontcanna area of Cardiff, this charming terraced house at 29 Mortimer Road offers a delightful blend of character and modern living. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for those seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The modern fitted kitchen is both functional and aesthetically pleasing, providing a wonderful area for culinary pursuits.

One of the standout features of this property is the lovely courtyard garden, which offers a private outdoor space to enjoy the fresh air, perfect for al fresco dining or simply unwinding after a long day.

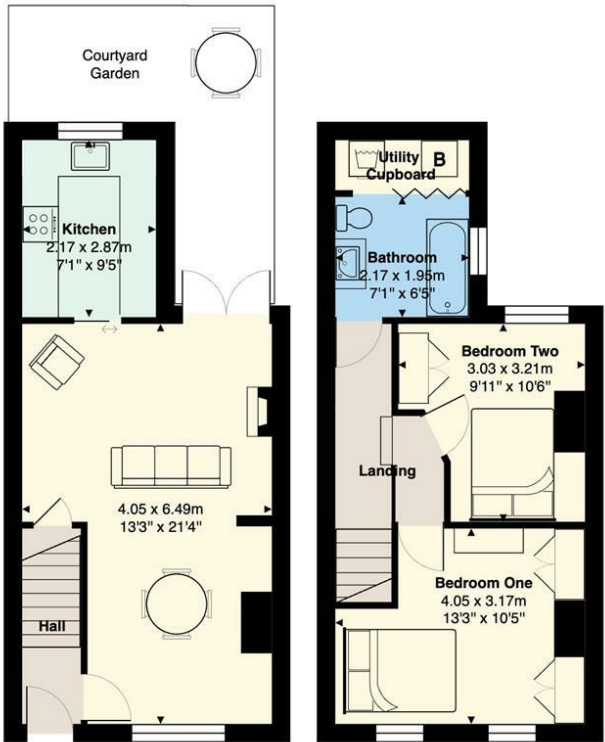
Additionally, the house boasts loft potential, presenting an exciting opportunity for future expansion or personalisation, allowing you to create the perfect space to suit your needs.

Living in Pontcanna means you are surrounded by a vibrant community, with an array of local shops, cafes, and parks just a stone's throw away. This property truly encapsulates the charm of the area while providing modern conveniences, making it an excellent choice for first-time buyers, couples, or small families.

Do not miss the chance to make this delightful house your new home.

PROPERTY SPECIALIST

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Director



Mortimer Road, Pontcanna, CF11 9JZ
Total Area: 65.5 m² ... 705 ft²
All measurements are approximate and for display purposes only

