

Mortimer Road

CARDIFF, CF11 9JZ

GUIDE PRICE £525,000

**Hern &
Crabtree**



Mortimer Road

Beautifully renovated from top to bottom, this elegant Victorian terrace combines timeless character with carefully considered finishes to create a home that feels both refined and welcoming. Arranged over three floors, the property offers generous living space with a loft conversion providing a luxurious principal suite, while thoughtful design choices including parquet flooring, brass coloured fittings, bespoke lighting and fitted shutters bring a strong sense of quality throughout.

The ground floor has been designed with a spacious open plan arrangement that naturally connects the lounge, dining area and kitchen. The kitchen forms the heart of the home, centred around a substantial island with quartz worktops, integrated appliances and bi folding doors that open directly onto the enclosed rear garden, allowing inside and outside spaces to work effortlessly together. Upstairs, the beautifully finished family bathroom is complemented by three well proportioned bedrooms, with the top floor offering a peaceful retreat complete with its own ensuite shower room.

Mortimer Road enjoys an excellent position within Pontcanna, one of Cardiff's most established and sought after neighbourhoods. The area is renowned for its independent cafés, bakeries, restaurants and local shops. Pontcanna and Llandaff Fields are within easy reach, offering parks and riverside walks. The property is well placed for highly regarded primary and secondary schools, Cardiff City Centre, Cardiff Central railway station and the University Hospital of Wales.



983.00 sq ft

Entrance Hall

PVC double glazed entrance door with obscured glazed insert and matching double glazed panel above. Patterned tiled flooring, feature hallway lighting, staircase rising to the first floor and open access into the main living space.

Living Area

Double glazed window to the front with fitted plantation shutters. Attractive parquet flooring, radiator with traditional style valve fittings, feature chandelier, bespoke alcove cupboards and shelving, head height television point within the chimney breast recess, additional wall sockets and decorative brass coloured sockets and switches that continue throughout the property. Open plan to the dining area.

Dining Area

Parquet flooring, radiator, feature chandelier and ample space for a family dining table, creating a natural link between the living accommodation and kitchen.

Kitchen

Double glazed Bi folding doors opening onto the rear garden. Skylight providing additional natural light. A beautifully appointed kitchen fitted with a range of wall and base units incorporating glazed display cabinets and wine storage. Quartz worktops with a marble effect finish and matching upstands. Central island providing additional preparation space and informal seating. Inset double ceramic sink with brass coloured mixer tap. Integrated oven, grill, induction hob, fridge, freezer, dishwasher and extractor. Recessed ceiling spotlights complete the space.

Cloakroom/Utility

Located beneath the stairs with wooden door. Obscured internal space fitted with WC, ceramic wash hand basin with brass coloured taps, partly tiled walls, mirror, recessed ceiling lighting and plumbing and space for a washing machine.

First Floor Landing

Wooden balustrade, radiator, decorative wall lighting in a traditional gas lamp style, staircase continuing to the loft conversion and doors leading to the first floor accommodation.

Bedroom One

Two double glazed windows to the front with fitted plantation shutters. Radiator with traditional style valve fittings, feature chandelier, recessed spotlights, head height television point and a range of power points.

Bedroom Two

Double glazed window to the rear. Radiator, recessed spotlights, ceiling light and power points.

Bathroom

Double glazed window to the rear with fitted plantation shutters. Fully tiled walls and floor. Freestanding bath with brass coloured fittings, walk in shower with glazed screen and brass coloured fittings, twin ceramic wash hand basins set within a vanity unit, illuminated mirror, WC, heated towel rail, recessed ceiling spotlights and built in cupboard housing the boiler.

Second Floor Landing

Double glazed rooflight above the staircase providing natural light. Feature chandelier, wooden balustrade and access to the loft conversion.

Bedroom Three

Double glazed window to the rear together with a front facing rooflight. Partially sloping ceiling, radiator, recessed ceiling spotlights and door leading to the ensuite shower room.

En Suite

Obscured double glazed window to the rear. Fully tiled walls with a feature parquet effect tiled wall. Walk in shower with rainfall shower and separate handheld attachment, ceramic wash hand basin with vanity storage, WC, heated towel rail and recessed ceiling spotlights.

Rear Garden

A low maintenance enclosed rear garden finished with slate paving, timber fencing and a linear drainage channel. The bi folding doors from the kitchen create an excellent connection between the house and the outdoor space.

Additional Information

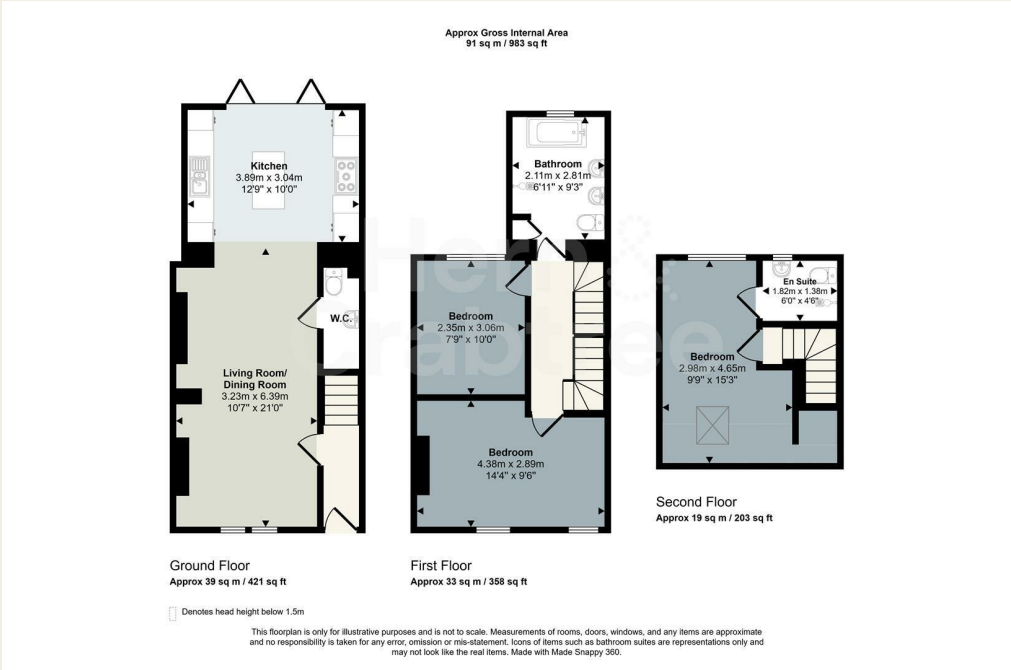
Freehold. Council Tax Band E (Cardiff). EPC rating .

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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		
	62	75
England & Wales		EU Directive 2002/91/EC



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