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Mortimer Avenue, St. Mellons

Guide Price £280,000-£290,000

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- Spacious Master Bedroom with En-Suite
- Contemporary Open-Plan Kitchen/Diner
- Low-Maintenance Rear Garden
- Convenient Off-Road Parking
- Practical Downstairs WC
- EPC Rating: B



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About the property

We are excited to present this beautifully presented three-bedroom semi-detached home, situated on Mortimer Avenue in the sought-after area of Old St. Mellons.

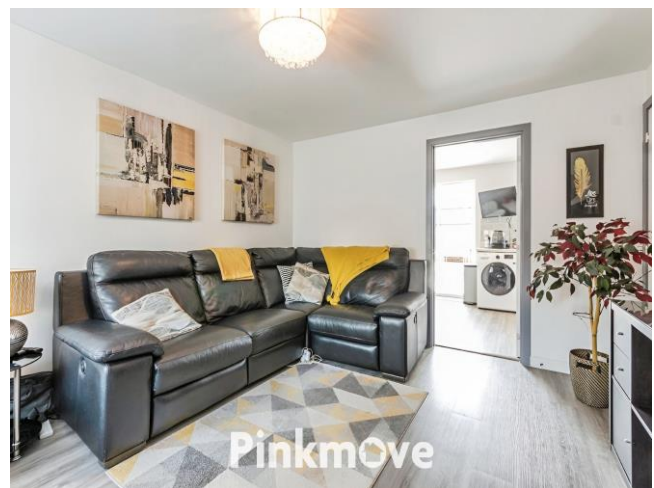
Nestled within a modern residential development, this property offers a tranquil setting while providing excellent access to local amenities, including shops, schools, and leisure facilities. With convenient transport links into Cardiff, it is an ideal choice for families and commuters alike.

To the front, a driveway extends along the side of the property, offering generous off-road parking.

Inside, the ground floor boasts a welcoming entrance hallway with a downstairs W.C., a bright and spacious living room, and a stylish open-plan kitchen/dining area at the rear. The contemporary kitchen is well-equipped with ample storage and worktop space, and benefits from direct access to the rear garden.

Upstairs, you'll find two well-proportioned double bedrooms and a comfortable single bedroom. The master bedroom features a modern en-suite shower room, while the family bathroom is finished with a sleek white suite.

The rear garden is a fantastic low-maintenance space, perfect for relaxing or entertaining. It includes a neat lawn, a decked seating area, and a paved patio—ideal for summer gatherings. A large storage shed adds extra practicality. This property represents a wonderful opportunity for those seeking a stylish, well-connected home in a desirable location.





Accommodation

Living Room

14' 3" x 12' 1" (4.34m x 3.68m)

Kitchen/Diner

15' 1" x 8' 10" (4.60m x 2.69m)

Bedroom 1

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom 2

8' 11" x 7' 7" (2.72m x 2.31m)

Bedroom 3

7' 7" x 6' (2.31m x 1.83m)

Bathroom

5' 10" x 5' 10" (1.78m x 1.78m)

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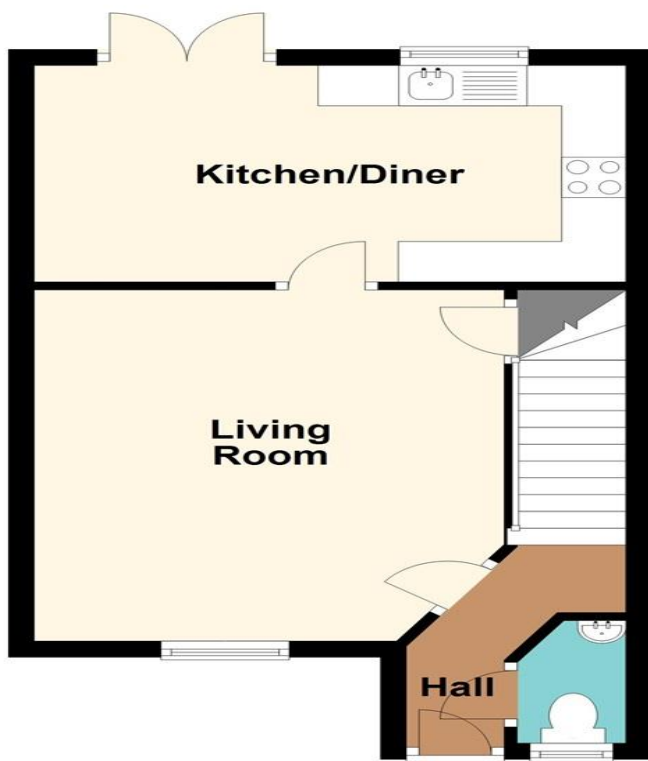
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Floorplan

Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

Important Information

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