



MORTIMER ROAD
PONTCANNA
CARDIFF CF11 9JZ

OFFERS IN EXCESS OF
£550,000



TERRACED HOUSE



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**** 3 BEDROOM EXTENDED HOME ** OPEN-PLAN KITCHEN/DINING/FAMILY ROOM ** BATHROOM & EN-SUITE ** SOUTH FACING REAR GARDEN ****

Located on Mortimer Road in the heart of Pontcanna, this beautifully presented three-bedroom home offers stylish, contemporary living over three floors. Extended in 2021 with the accommodation briefly comprising; welcoming entrance hallway, bay-fronted lounge with feature fireplace and fitted plantation shutters. Crittall-style doors open out to the stunning open-plan kitchen/dining/family room which spans the full width of the property, complete with Quartz worktops, integrated appliances, Rangemaster cooker, breakfast bar and underfloor heating, plus doors to utility room and WC. Two roof lanterns and bi-fold doors lead out to the landscaped, South-facing rear garden. Upstairs are two double bedrooms and a newly fitted bathroom with bath and walk-in shower. The top floor hosts a superb principal suite with eaves storage and en-suite. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,421 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated just west of Cardiff city centre, Pontcanna is one of the capital's most sought-after neighbourhoods, known for its elegant Victorian and Edwardian homes and leafy, tree-lined avenues. Bordering the beautiful Bute Park and the open green spaces of Pontcanna Fields, the area offers an exceptional balance of city living and outdoor lifestyle.

A thriving hub of independent cafés, restaurants and boutiques, Pontcanna combines a strong community feel with easy access to the city centre, making it especially popular with professionals and families alike.

ENTRANCE

Gated entrance with tiled pathway to storm porch and front door. Gravel border with space for bin store.

HALLWAY

11' 5" x 4' 11" max (3.50m x 1.51m)
Double glazed composite door with window over, into hallway. LVT (Luxury Vinyl Tile) flooring. Doors to lounge and open-plan kitchen/dining/family room. Column radiator. Stairs to first floor.

LOUNGE

12' 10" into bay x 11' 9" max (3.92m x 3.59m)
Feature uPVC double glazed bay window to front. Feature fireplace (blocked off). LVT flooring. Column radiator. Two fitted units housing the gas and electric meters. Crittall effect glazed doors into kitchen.

KITCHEN/DINING/FAMILY ROOM

35' 7" x 14' 1" (10.87m x 4.31m) max
An excellent entertaining space with modern fitted kitchen to include a wide range of base and eye level units incorporating one and a half bowl ceramic sink with complementary Quartz work surfaces over. Fitted electric oven plus 6 ring Rangemaster gas cooker with extractor fan over. Integrated fridge/freezer and dishwasher. Feature breakfast bar. Tiled splash backs. Column radiator. Spotlights. Door to utility room and WC. The family area features two large roof lanterns with hidden LED strip lighting. Three leaf bi-folding doors with fitted pull-down blinds to South facing rear garden. LVT flooring with electric underfloor heating throughout.

UTILITY ROOM

4' 5" x 2' 8" (1.36m x 0.83m)
Space for washing machine and tumble dryer on top of fitted worktop. LVT flooring. Extractor fan. Spotlight. Door to WC.

CLOAKROOM

4' 3" x 2' 8" (1.30m x 0.82m)
Low level WC and wall mounted wash hand basin. LVT flooring. Spotlight.

FIRST FLOOR LANDING

Doors to two double bedrooms and bathroom. Stairs to second floor with under stair storage space.

BEDROOM TWO

15' 10" x 10' 8" (4.83m x 3.26m)
Two uPVC double glazed windows to front. Column radiator.

BEDROOM THREE

11' 0" x 10' 0" (3.36m x 3.05m)
Fitted wardrobes to one wall. uPVC double glazed window to rear. Column radiator.



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BATHROOM

9' 8" x 8' 9" (2.97m x 2.68m)

A newly fitted bathroom suite to include floating low level WC, vanity enclosed wash hand basin, modern bath and walk-in rainfall shower with separate attachment and glass screen. Tiled splash backs and flooring. Towel radiator. uPVC double glazed window to side. LED bluetooth mirror. Spotlights. Extractor fan. Cupboard housing gas combination boiler (with Hive).

SECOND FLOOR

Door to bedroom one.

BEDROOM ONE

17' 5" x 9' 11" (5.31m x 3.03m)

A spacious principal bedroom with double glazed Velux window to front, and uPVC window to rear with views. Storage into eaves. Spotlights. Column radiator. Door to en-suite.

EN-SUITE

5' 3" x 4' 5" (1.62m x 1.36m)

A stylish suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Fully tiled walls and flooring. Towel radiator. Extractor fan. Spotlights. uPVC double glazed window to rear. LED mirror.

OUTSIDE

REAR GARDEN

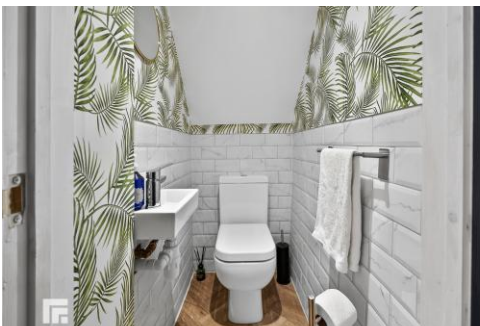
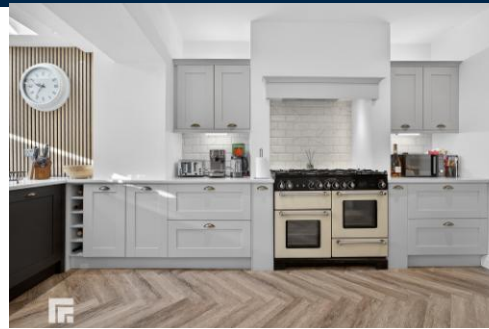
A landscaped, South facing rear garden with artificial grass and composite decking. Boundary fence and raised flower bed to rear. External power points and lighting.

DISCLAIMER

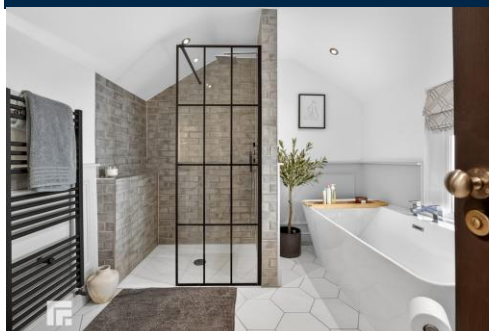
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TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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