

Mortimer Road

Pontcanna | Cardiff | CF11 9LA

Mid Terraced House | £399,950



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PROPERTY DESCRIPTION

****OPEN HOUSE SATURDAY 10TH JULY - CALL FOR APPOINTMENT**RARELY AVAILABLE*** MID-TERRACED HOUSE* MGY are pleased to present for sale a superb mid terraced, three bedroom property in the highly sought after Pontcanna area, within walking distance to Victoria Park and a variety of Pontcanna's and Cantons cafes, restaurants and bars. The modern accommodation comprises of entrance hall, living/dining room, kitchen, three bedrooms and a large family bathroom. The property further benefits from double glazing throughout, gas central heating and low maintenance rear garden. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** 1,255 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via uPVC door with inset double glazed obscure leaded panels. Original wood flooring, with tiled entrance. Wall mounted radiator. Carpeted staircase, leading to first floor. Spotlights. Archway leading to kitchen. Access to cellar. Door leading to living/dining room.

LIVING/DINING ROOM

25' 9" x 21' 8" (7.85m x 6.6m)
Double glazed uPVC windows to front and uPVC French doors, leading to rear garden. Original wood flooring. Two exposed brick chimney breasts. Log burner. Two wall mounted Radiators. TV and telephone point. Coving. Archway leading to kitchen.

KITCHEN

9' 2" x 10' 8" (2.79m x 3.25m)
Double glazed uPVC windows to side and uPVC door, leading to rear garden. Tiled flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating composite sink. Built in oven and four ring electric hob, with extractor hood over. Combi boiler. Space for fridge/freezer, washer/dryer and dishwasher. Spotlights.

FIRST FLOOR LANDING

Carpeted flooring. Access to insulated loft. Doors leading to all bedrooms and bathroom.

MASTER BEDROOM

12' 8" x 11' 0" (3.86m x 3.35m)
Double glazed uPVC windows to front. Carpeted flooring. TV aerial point. Feature fireplace. Wall mounted radiator. Coving.

BEDROOM TWO

10' 4" x 11' 4" (3.15m x 3.45m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Built in wardrobe. TV aerial point. Wall mounted radiator. Coving.

BEDROOM THREE

7' 4" x 8' 8" (2.24m x 2.64m)
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator. Coving.

BATHROOM

9' 2" x 10' 8" (2.79m x 3.25m)

Large modern bathroom. Double glazed obscure uPVC windows to rear. Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Free standing bath. Separate shower cubicle. Heated towel rail. Extractor fan. Spotlights.

CELLAR

11' 6" x 11' 8" (3.51m x 3.56m)

Large converted cellar. Carpeted flooring. Built in storage cupboard. TV aerial point. Two wall mounted radiators. Spotlights.

GARDEN

Low maintenance rear garden, with ample sun. Laid to lawn, with decked seating area and paving. Fence surround. Shed and bin storage unit. Accessed from the kitchen and living/dining room.





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FLOORPLANS



FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 : 235 sq ft
 FLOOR 2 : 510 sq ft
 FLOOR 3 : 510 sq ft
 TOTAL : 1255 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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