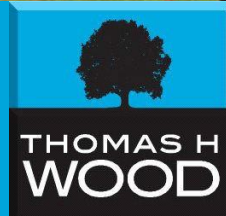




99 Mortimer Road

Pontcanna, Cardiff, CF11 9LA



Asking Price Of £130,000

2 Bedrooms



An extremely well presented, two bedroom retirement apartment situated on Mortimer Road in Pontcanna. This popular development sits in the heart of this vibrant community and allows easy access to the local shops, restaurants, pubs and City Centre. The apartment has two good size bedrooms, spacious hallway, lounge, modern kitchen, bathroom and ample storage. Further benefits include, a quiet position, lift access, allocated parking, house manager, laundry room, guest suite, lovely views over the communal gardens and renewed lease on completion. To be sold with no onward chain with viewing highly recommended

HALLWAY

A spacious entrance hallway with doors to all rooms. The space allows for a foldable dining table and chairs.

LOUNGE

11' 6" x 9' 6" 3.51m 11' 6" x 9' 6" (3.51m x 2.90m) A cosy living room with carpeted floor, painted walls, UPVC window overlooking the communal gardens and radiator with TRV

KITCHEN

10' 6" x 6' 4" 3.20m 10' 6" x 6' 4" (3.20m x 1.93m) A well appointed modern kitchen with a range of wall and base units. Space for fridge freezer and dishwasher. Gas hob with extractor over, stainless steel sink and chrome tap, wall mounted Worcester combination boiler.

BEDROOM 1

12' 8" x 8' 6" max into wardrobe (3.86m x 2.59m max into wardrobe) A good size master bedroom with carpeted floor, painted walls, fitted wardrobes, UPVC window overlooking the communal gardens, radiator with TRV.

BEDROOM 2

12' 8" x 9' 1" 3.86m 12' 8" x 9' 1" (3.86m x 2.77m) A further good size bedroom with built in wardrobes, carpeted floor, painted walls, UPVC overlooking the rear aspect, radiator with TRV.



BATHROOM

1.97m X 1.86m a spacious and fully tiled bathroom with low level WC, vanity unit wash hand basin with chrome mixer tap, P shaped bath with shower over, chrome towel radiator.

COMMUNAL GARDENS

Delightful communal gardens with seating, mature shrubs, bushes and gate to car park.

SHARED PARKING

Ample parking with easy access to the gardens, rear access and laundry room.

COUNCIL TAX

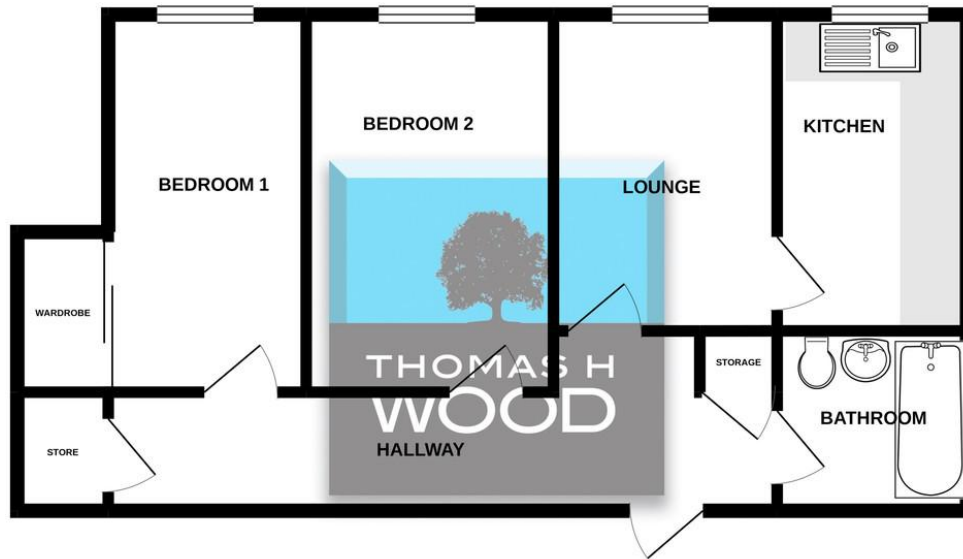
Band B

TENURE

This property is understood to be Leasehold. This will be verified by the purchasers solicitor



GROUND FLOOR
48.8 sq.m. (525 sq.ft.) approx.



TOP FLOOR

TOTAL FLOOR AREA : 48.8 sq.m. (525 sq.ft.) 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	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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