

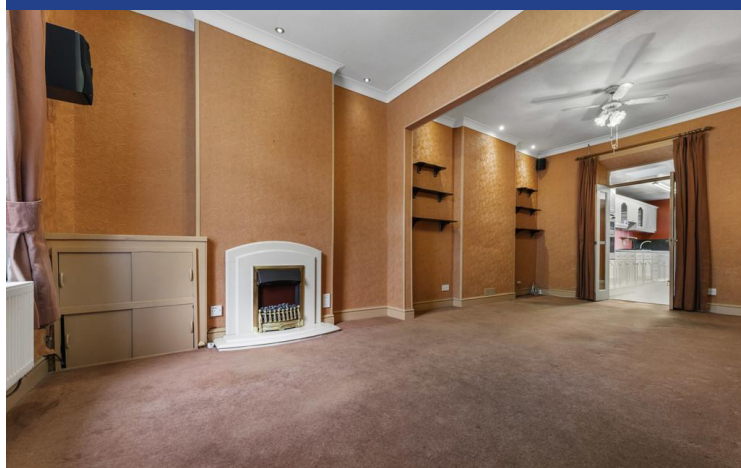
Mortimer Road,  
Pontcanna, Cardiff, CF11 9LA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£400,000**



Mid-Terraced House

3

1

1

2

# Property Description

\*RARELY AVAILABLE, THREE BEDROOM, MID-TERRACED HOUSE\* MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the heart of Pontcanna. The property is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, and Pontcanna Fields. The accommodation briefly comprises entrance porch, open plan lounge/diner, kitchen, bathroom, utility room, and three bedrooms. The property further benefits from retaining some original features with scope to modernise throughout, double glazing throughout, and is chain free. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,090 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCH

Entered via front door leading from street. Pendant light fitting. Door leading to open plan lounge/diner.

## LOUNGE/DINER

Large double glazed window to front aspect. Carpet to floor. Pendant light fittings with additional spotlights. Coving. Electric fire. Radiator. Two alcoves with shelving. Power points. Doors leading to kitchen. Stairs rising to first floor.

## KITCHEN

Tiled flooring. Range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and stainless steel sink and drainer with hot and cold tap over. Tiled splashback. Strip lights to ceiling. Integrated grill and oven. Power points. Radiator. Door to bathroom. Opening back into hallway. Double glazed back door leading to rear garden.

## BATHROOM

Tiled flooring and walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over, and panelled bath with hot and cold tap over with shower above and additional handheld shower attachment. Walk in shower cubicle. Pendant light fitting. Door to utility.

## UTILITY

Space and plumbing for washing machine. Wall mounted Worcester boiler. Two double glazed windows to rear aspect. Pendant light fitting. Power points.

# Mortimer Road, Pontcanna, Cardiff, CF11 9LA

## FIRST FLOOR

Split level landing. Carpet to floor. Pendant light fitting. Doors to three bedrooms.

## MASTER BEDROOM

Carpet to floor. Two double glazed windows to front. Fitted sliding wardrobes. Radiator. Alcove. Pendant light fitting with additional wall lighting. Power points.

## BEDROOM TWO

Carpet to floor. Fitted wardrobes. Double glazed window to rear. Pendant light fitting. Power points. Radiator.

## BEDROOM THREE

Carpet to floor. Pendant light fitting. Double glazed window to rear aspect. Power points. Radiator.

## OUTSIDE

Rear - Laid to patio. Wall and fence border.

## TENURE

MGY are advised that the property is FREEHOLD.

Mortimer Road,  
Pontcanna, Cardiff, CF11 9LA

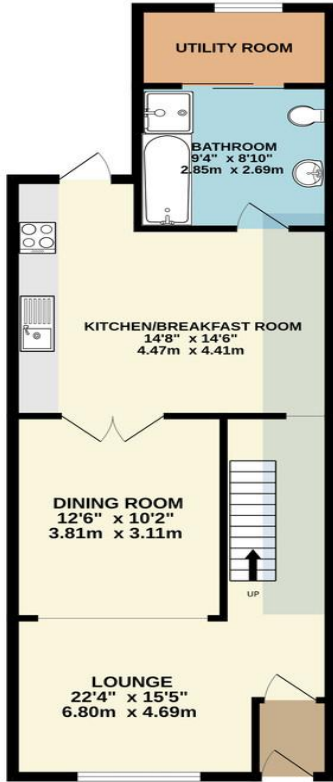


Mortimer Road,  
Pontcanna, Cardiff, CF11 9LA

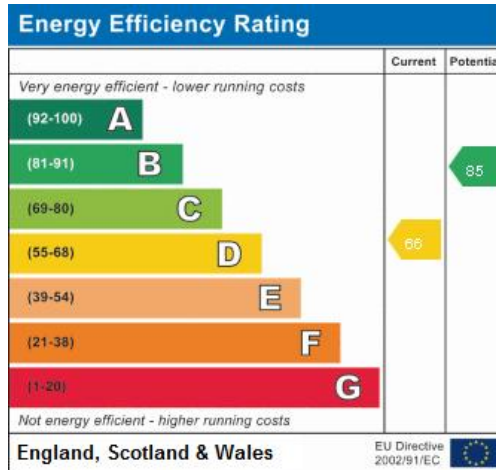
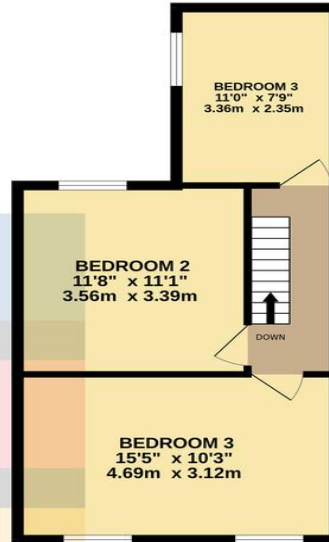


# Mortimer Road, Pontcanna, Cardiff, CF11 9LA

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



**Pontcanna** 02920 397152

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



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.