



**MORTIMER ROAD**  
**PONTCANNA**  
**CARDIFF CF11 9JZ**

OFFERS IN EXCESS OF  
**£550,000**



**MID TERRACED HOUSE**



**3**



**2**



**3**



**2**

**\*\*THREE BEDROOM RENOVATED HOME\*  
NO CHAIN\*\*** Located on Mortimer Road in the heart of Pontcanna, this beautifully presented three-bedroom home offers stylish, contemporary living over three floors. This extended accommodation briefly comprises a tiled entrance hallway, lounge with feature fireplace, WC and extended open plan kitchen complete with Quartz worktops, integrated appliances, breakfast bar and underfloor heating. Bi-fold doors lead out to the private garden. Upstairs are two double bedrooms and a newly fitted bathroom. The top floor hosts a superb principal suite with eaves storage and en-suite. EPC rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,550 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The affluent suburb of Pontcanna offers mainly character properties located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

#### ENTRANCE HALL

Entered via new composite front door. Tiled flooring. Wall mounted thermostat. Doors to lounge, kitchen and WC. Stairs with carpeted runner rising to first floor. Spotlights.

#### LOUNGE

13' 3" x 10' 5" (4.06m x 3.19m)  
Double glazed uPVC sash window to front aspect. Original fireplace with mantle and slate base. Fitted cupboards housing meters. Herringbone LVT flooring. Pendant light fitting. Radiator.

#### KITCHEN/DINER

33' 9" x 14' 9" (10.30max x 4.50max)  
Large open plan fully fitted kitchen with a range of wall, base and drawer units and quartz rounded edge worktops over. Integrated oven with extractor fan above and four ring induction hob. Integrated appliances such as: fridge and freezer, wine cooler, washing machine and dishwasher. Inset sink with mixer tap over. Herringbone LVT flooring throughout with underfloor heating. Bifold doors leading into rear garden. Space for dining. Spotlights. Skylights. Radiator.

#### DOWNSTAIRS WC

9' 3" x 2' 7" (2.82m x 0.79m)  
Low level WC and wall mounted vanity wash hand basin with mixer tap and storage beneath. LED mirror. Tiled flooring and partly tiled walls. Spotlights.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Split level landing with carpeted flooring. Doors leading to two bedrooms and family bathroom room. Stairs rising to second floor.

##### BEDROOM TWO

16' 9" x 10' 5" (5.11m x 3.19m)  
Double glazed uPVC sash windows to front aspect. Double bedroom. Carpeted flooring. Alcoves. Radiator. Spotlights.

##### BEDROOM THREE

10' 2" x 11' 5" (3.12m x 3.50m)  
Double glazed uPVC sash window to rear aspect. Double bedroom. Carpeted flooring. Alcove. Radiator. Spotlights.



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## BATHROOM

7' 3" x 10' 10" (2.21m x 3.31m)

A newly fitted bathroom suite to include low level WC, vanity wash hand basin with mixer tap storage beneath, modern bath. Partly tiled walls and flooring. Heated towel rail. Obscure uPVC double glazed sash window to side. LED mirror. Spotlights. Extractor fan. Cupboard housing Ideal gas combination boiler.

## SECOND FLOOR

### BEDROOM ONE

16' 4" x 15' 7" (5.00m x 4.75m)

A spacious principal bedroom with double glazed Velux windows to front, and uPVC window to rear aspect. Storage into eaves. LVT flooring. Spotlights. Radiator. Door to en-suite.

### ENSUITE

8' 6" x 2' 5" (2.60m x 0.75m)

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

### OUTSIDE

Low maintenance private garden which is fully paved. Boundary fence. External power points and lighting.

### TENURE

MGY have been advised that the property is FREEHOLD.



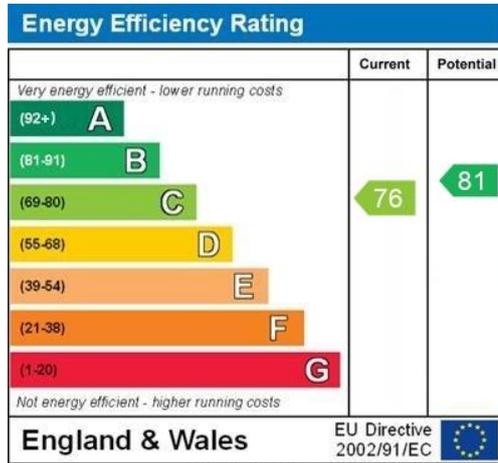
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**PONTCANNA 02920 397152**

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



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