



# Mortimer Avenue

3 Bedrooms - Cardiff - CF3 6YF - £299,950 Freehold



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

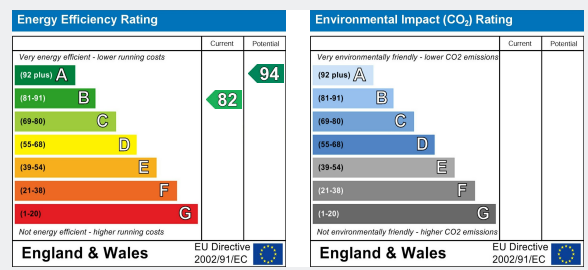
**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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JeffreyRoss







**Entrance Hallway**

**Living room**  
3.13m x 4.93m (10'3" x 16'2")

**Kitchen/Dining room**  
5.75m x 2.3m (18'10" x 7'6")

**Bedroom One**  
4.24m x 2.9m (13'10" x 9'6")

**Ensuite**

**Bedroom Two**  
2.66m x 3.43m (8'8" x 11'3")

**Bedroom Three**  
3.01m x 2.41m (9'10" x 7'10")

**Bathroom**  
Modern fitted bathroom that benefits fitted shower

**Garden**  
Recently landscaped rear garden that benefits side access.

**Driveway**  
The current owners have widened the driveway to allow for parking up to 3 cars.

**Tenure**

**Council Tax**  
Band - E

**School Catchments**  
My Primary Catchment Area is St Mellons C.W. Primary School (year 2020-21)  
Note Howardian Primary catchment area yet to be established Applications are welcomed

My Secondary Catchment Area is Eastern High School

My Welsh Primary Catchment Area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2020-21)  
Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

My Welsh Secondary Catchment Area is Ysgol Gyfun Gymraeg Bro Edern (year 2020-21)

**Additional Information**

The current owners have up specked all aspects in their home to include:  
Integrated appliances in the kitchen  
Quartz Work tops  
Additional shower to the family bathroom  
Landscaped garden  
3 car driveway









JeffreyRoss are proud to bring to the market this exceptional 3 bedroom detached home that has been fully upgraded to include all of the additional extras as well as a beautifully landscaped garden and extended driveway. The property briefly comprises entrance hallway, large living, kitchen diner and downstairs WC. To the first floor are three good size bedrooms, family bathroom with shower over and ensuite to master bedroom. Planned development for the area includes a secondary school and additional train station for St Mellons which will make this development even more attractive to future purchasers looking to commute in and out of the Capital or over the bridge.

Take a look at our interactive virtual viewing, get in touch to book your in person viewing with our Llanishen branch on 02920 499680.

**839.28 sq ft**

