

# Mortimer Road

CARDIFF, CF11 9LA

GUIDE PRICE £375,000

Hern &  
Crabtree



# Mortimer Road

A charming, traditional two double bedroom home in the very heart of Pontcanna.

Just moments from vibrant cafés, artisan bakeries and boutique shops and with Llandaff Fields & Bute park on your door step, this is a wonderful location for those looking to be close to the city centre & be part of a fantastic community.

Stepping through the front porch, you're welcomed by an inviting hallway with original details setting the tone for what's to come – think parquet flooring, decorative corning, an elegant ceiling rose and traditional sash windows that allow natural light to pour in.

The ground floor layout has been thoughtfully opened up to create a flowing living and dining space. To the rear, a well-appointed kitchen leads to a separate utility room and out to a private rear garden. Upstairs, you'll find two generous double bedrooms along with a stylish family bathroom.

Whether you're a professional couple, downsizer or first-time buyer, this is a rare opportunity to secure a classic Pontcanna home.



# 967.00 sq ft

## Porch

Enter via a traditional wooden door to the front elevation with window over. Dado rail. Tiled flooring. Door leading to:

## Hallway

Dado rail. Wooden parquet flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove. Doors leading to:

## Dining Room

Double glazed sash window to the front elevation. Coved ceiling. Dado rail. Ceiling rose. Cast iron feature fire with wooden mantelpiece. Fitted storage into alcove. Wooden parquet flooring. Radiator. Archway to the living room.

## Living Room

Double glazed sash window to the rear elevation. Coved ceiling. Dado rail. Ceiling rose. Wooden parquet flooring. Radiator. Archway to the dining room.

## Kitchen

Double glazed window to the side elevation. Double glazed UPVC door to the rear garden. Exposed wooden beams. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Log burner stove. Tiled flooring. Radiator. Archway to the utility.

## Utility

Double glazed window to the rear elevation. base units with worktop over. Plumbing for washing machine. Part tiled walls. Tiled flooring. Radiator.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Dado rail. Split level landing. Loft access hatch. Double glazed window.

## Bedroom One

Two double glazed sash windows to the front elevation. Coved ceiling. Ceiling rose. Cast iron log burner. Fitted wardrobe. Stripped wooden flooring. Radiator.

## Bedroom Two

Double glazed sash window to the rear elevation. Coved ceiling. Cast iron feature fireplace. Fitted wardrobe. Stripped wooden flooring. Radiator.

## Bathroom

Double glazed window to the side and rear elevation. W/C and wash hand basin. Bath with central mixer tap. Double shower tray with fitted shower over, glass splashback screen and wet wall. Cast iron feature fireplace. Gas combination boiler. Stripped wooden flooring. Heated towel rail.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees. Flower borders. Cold water tap.

## Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating E.

## Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
90 sq m / 967 sq ft



Ground Floor  
Approx 46 sq m / 499 sq ft

First Floor  
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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