



MORTIMER ROAD, PONTCANNA, CF11 9LA

Guide Price £105,000



- Retirement Complex
- EPC - C
- Modernised Apartment
- Council Tax Band - A
- Close to Amenities
- Located in the Heart of Pontcanna

A luxury studio retirement flat, beautifully renovated and ready to move in: situated in the heart of Pontcanna, with a private car park, a lovely (communal) garden and low utility bills.

Situated in close proximity to Cardiff's most significant open green spaces: Pontcanna and Llandaff Fields and surrounded by bistros, restaurants and good local pubs. With a 20 minutes walk into the city centre or a ten-minute bus ride.

Entrance Hall

Tiled flooring. Part tiled walls. Two built in storage cupboards. Doors leading to the studio living space and shower room.

Living Area 13' max 11'1" max

Open plan living space offers a living room and recess for bed. Two double glazed windows and fitted plantation shutters. Vertical gas radiator.

Bedroom Area 6'5" max x 7' max

Open plan living space offers a living room and recess for bed.

Kitchen Area 6'7" max x 8'10" max

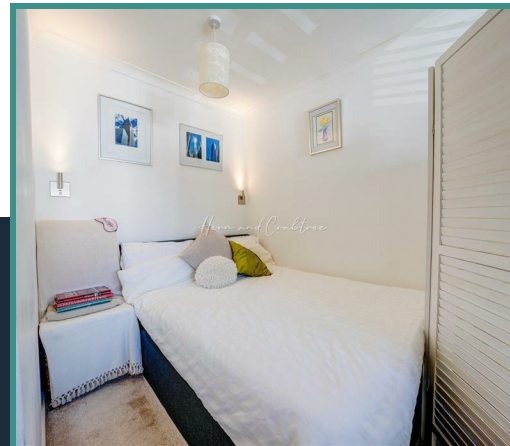
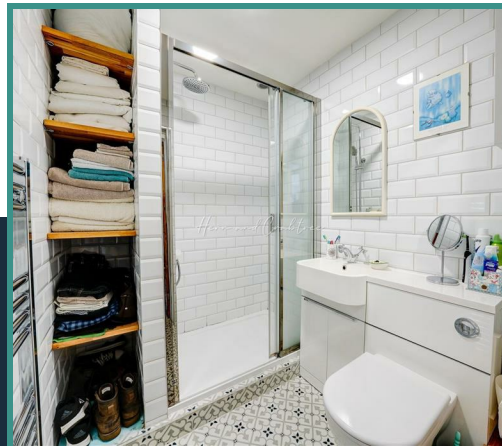
Double glazed window. Wall and base units with worktops over. Ceramic sink and drainer with mixer tap. Space for gas cooker. Concealed gas combination boiler. Space for fridge freezer. Radiator. Tiled flooring. Loft access hatch offering additional storage.

Shower Room 6'7" max x 5'5" max

Extractor fan. Plumbed double shower and separate shower mixer. W/C and wash hand basin. Vanity unit. Tiled walls. Tiled flooring. Heated towel rail. Recess for linen.

Additional Information

Over 55 apartments. Stairs and lift access to all floors. Laundry facilities on site. Communal gardens. Building is currently receiving an up date on the entrance, systems and fire alarms.



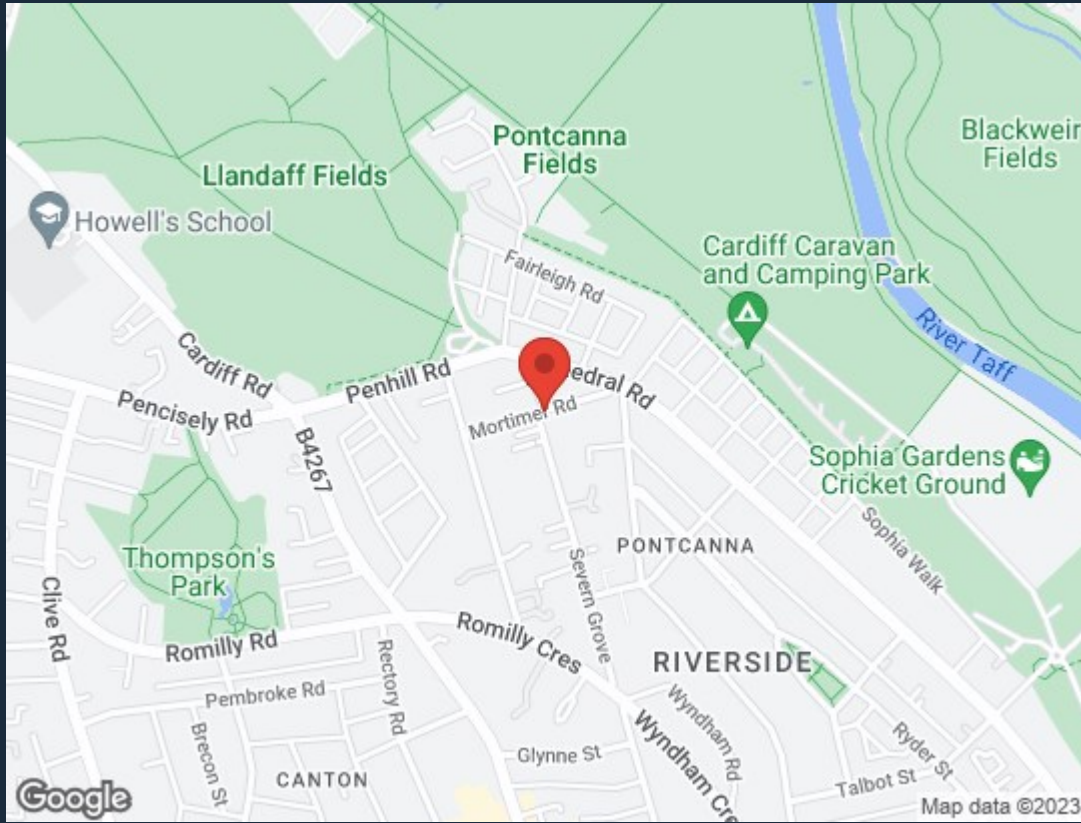
PONTCANNA

Nestled between Cardiff City Centre and Llandaff, Pontcanna is a charming, exclusive suburb renowned for its gorgeous Victorian architecture and tree lined streets. A short distance from the city centre, Pontcanna's eclectic mix of cultural activities and amenities attracts young professionals, families and retirees.

With Sophia Gardens, the home of Glamorgan Cricket, on your doorstep to a plethora of bistros, bars, coffee shops and restaurants serving exceptional locally sourced produce, there is something for everyone in Pontcanna. This unique area is also home to a strong Welsh speaking community as well as international sports stars, actors and musicians.

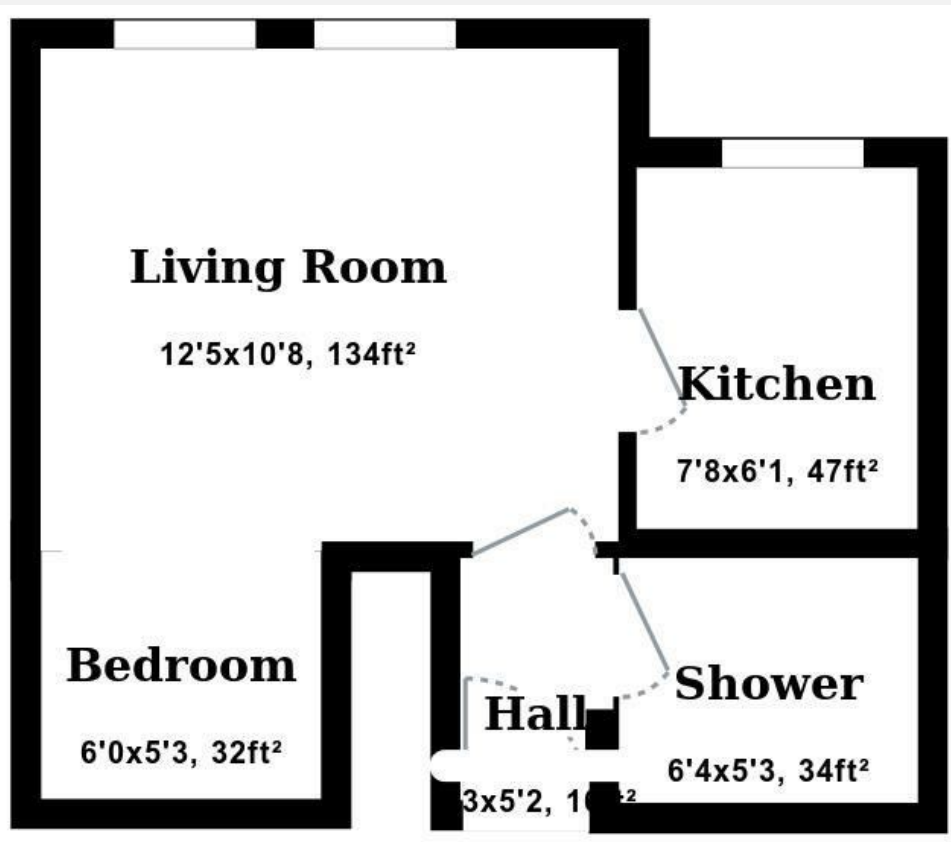
Predominantly established as a residential area around the turn of the 20th century, the majority of properties, both residential and commercial, reflect this era with stunning facades and ornate detailing. The vast majority of Pontcanna is protected under a conservation order, ensuring the suburb's mix of properties including townhouses, mews houses, coach houses, converted and purpose-built apartments retains its unique atmosphere and original character.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales		EU Directive 2002/91/EC





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