

Mortimer Avenue

ST EDERYNS VILLAGE, OLD ST. MELLONS, CARDIFF, CF3 6YF

GUIDE PRICE £290,000

**Hern &
Crabtree**



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Placed in the sought-after St Edeyrns Village in Old St Mellons, this beautifully presented three-bedroom semi-detached home offers a convenient lifestyle with thoughtful upgrades and a low-maintenance garden. Built within the last six years by Persimmon Homes, the property combines smart internal space with practical family-friendly features and off-street parking for two cars.

Step inside to find a welcoming entrance hall with cloakroom, a light-filled living room, and a stylish open-plan kitchen/diner to the rear, perfect for entertaining. The kitchen includes a full suite of integrated appliances and French doors opening out to a landscaped rear garden. Upstairs, the home provides three bedrooms, including a principal bedroom with en suite and built-in wardrobe. A fully boarded loft with ladder access and ample storage throughout adds to the home's appeal.

St Edeyrns Village, Old St Mellons, has quickly become one of Cardiff's most desirable newer neighbourhoods. Positioned on the eastern fringe of the city, it offers a community feel while remaining close to key commuter routes. The nearby A48 and M4 provide quick access in and out of the city, while public transport links connect easily to central Cardiff. Local amenities include new parks, primary school, play areas, and green space, with plans for additional retail facilities to support this growing development. The area is also within reach of established schools such as Corpus Christi High School.



769.00 sq ft

Front Exterior

A smart approach with a lawned frontage, paved path to the front door, and outside light and electric power point. A double-length tandem driveway sits to the side, offering off-street parking for two vehicles and gated access to the rear garden.

Entrance Hall

Entered via a composite double-glazed front door, the hall features luxury vinyl flooring, a staircase to the first floor, a radiator, and doors to the cloakroom and living room.

Cloakroom

Double-glazed obscure window to the front, WC, wash hand basin, radiator, and matching luxury vinyl flooring.

Living Room

A light and comfortable space with a double-glazed window to the front, radiator, and a built-in storage cupboard.

Kitchen Diner

A sociable open-plan kitchen/dining space with a U-shaped layout of wall and base units, decorative tiled splashbacks, and integrated appliances including: double oven and grill, induction hob with cooker hood over, fridge/freezer, full-length dishwasher, and washing machine. There's a one and a half bowl stainless steel sink with mixer tap, luxury vinyl flooring, radiator, and both French doors and a window opening out to the rear garden.

First Floor

Stairs rise from the entrance hall with wooden handrail. The landing has a loft hatch with pull-down ladder to a fully boarded loft space. There is a linen cupboard with hanging rail and shelving.

Bedroom One

Double-glazed window to the front, radiator, built-in wardrobe, and access to an en suite.

En Suite

Double-glazed obscure window to the front, fully tiled walls and floor, corner shower with plumbed system, WC, wash basin set into vanity unit, heated towel rail, shaver point, and extractor fan.

Bedroom Two

Double-glazed window to the rear, radiator, and decorative half-height panelled walls.

Bedroom Three

Double-glazed window to the rear, radiator, and matching half-height panelled walls.

Bathroom

Double-glazed obscure window to the side. Fitted with a panelled bath with central mixer tap, WC, wash basin with vanity cupboard, tiled walls and flooring, heated towel rail, and extractor fan.

Outside

Rear Garden

Rear Garden

The rear garden has been attractively landscaped with a paved patio, artificial lawn, timber fencing, and a gate providing side access. There is also an outside light, power point, and cold water tap.

Tenure & Site Management Fees

Remus Site Management fee: £205.71 per annum.

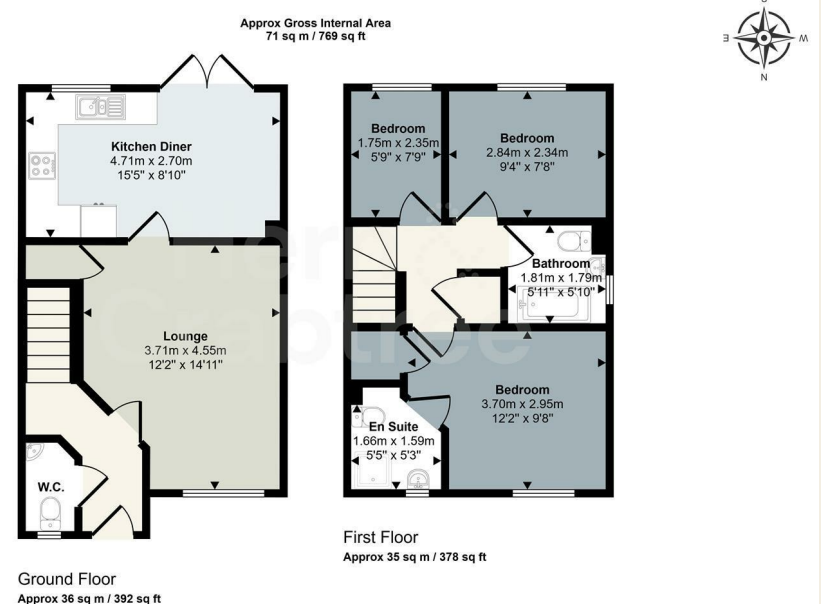
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



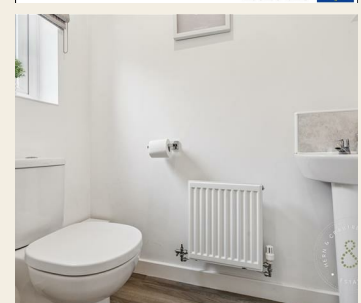
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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