



5 Mortimer Road, Cardiff

£550,000 Freehold

**** 3 BEDROOM EXTENDED HOME ** OPEN-PLAN KITCHEN/DINING/FAMILY ROOM ** BATHROOM & EN-SUITE ** SOUTH FACING REAR GARDEN **** Located on Mortimer Road in the heart of Pontcanna, this beautifully presented three-bedroom home offers stylish, contemporary living over three floors. Extended in 2021 with the accommodation briefly comprising; welcoming entrance hallway, bay-fronted lounge with feature fireplace and fitted plantation shutters. Crittall-style doors open out to the stunning open-plan kitchen/dining/family room which spans the full width of the property, complete with Quartz worktops, integrated appliances, Rangemaster cooker, breakfast bar and underfloor heating, plus doors to utility room and WC. Two roof lanterns and bi-fold doors lead out to the landscaped, South-facing rear garden. Upstairs are two double bedrooms and a newly fitted bathroom with bath and walk-in shower. The top floor hosts a superb principal suite with eaves storage and en-suite. EPC rating: C

Council Tax band: TBC

Tenure: Freehold

DESCRIPTION

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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

Gated entrance with tiled pathway to storm porch and front door. Gravel border with space for bin store.

HALLWAY

Dimensions: 11' 5" x 4' 11" max (3.50m x 1.51m). Double glazed composite door with window over, into hallway. LVT (Luxury Vinyl Tile) flooring. Doors to lounge and open-plan kitchen/dining/family room. Column radiator. Stairs to first floor.

LOUNGE

Dimensions: 12' 10" into bay x 11' 9" max (3.92m x 3.59m). Feature uPVC double glazed bay window to front. Feature fireplace (blocked off). LVT flooring. Column

BEDROOM TWO

Dimensions: 15' 10" x 10' 8" (4.83m x 3.26m). Two uPVC double glazed windows to front. Column radiator.

BEDROOM THREE

Dimensions: 11' 0" x 10' 0" (3.36m x 3.05m). Fitted wardrobes to one wall. uPVC double glazed window to rear. Column radiator.

BATHROOM

Dimensions: 9' 8" x 8' 9" (2.97m x 2.68m). A newly fitted bathroom suite to include floating low level WC, vanity enclosed wash hand basin, modern bath and walk-in rainfall shower with separate attachment and glass screen. Tiled splash backs and flooring. Towel radiator. uPVC double glazed window to side. LED bluetooth mirror. Spotlights. Extractor fan. Cupboard housing gas combination boiler (with Hive).

SECOND FLOOR

Door to bedroom one.

BEDROOM ONE

Dimensions: 17' 5" x 9' 11" (5.31m x 3.03m). A spacious principal bedroom with double glazed Velux window to front, and uPVC window to rear with views. Storage into eaves. Spotlights. Column radiator. Door to en-suite.

EN-SUITE

Dimensions: 5' 3" x 4' 5" (1.62m x 1.36m). A stylish suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Fully tiled walls and flooring. Towel radiator. Extractor fan. Spotlights. uPVC double glazed window to rear. LED mirror.

OUTSIDE - REAR GARDEN

A landscaped, South facing rear garden with artificial grass and composite decking. Boundary fence and raised flower bed to rear. External power points and lighting.

DISCLAIMER

This property is owned by a member of staff within MGY.

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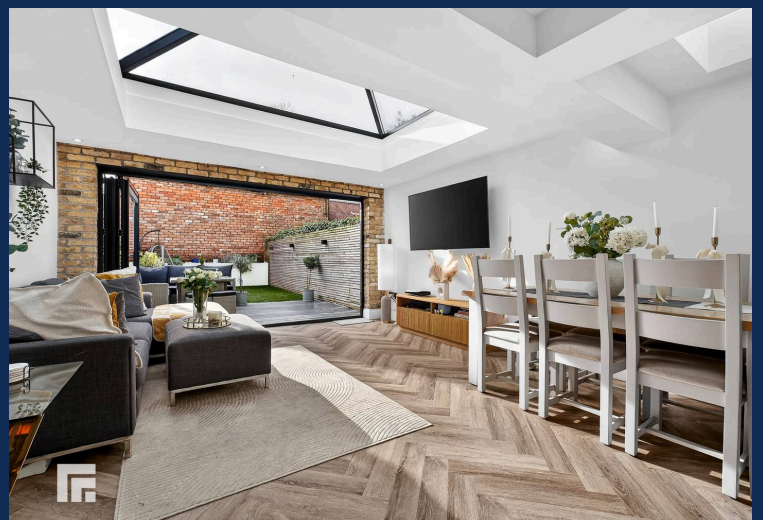
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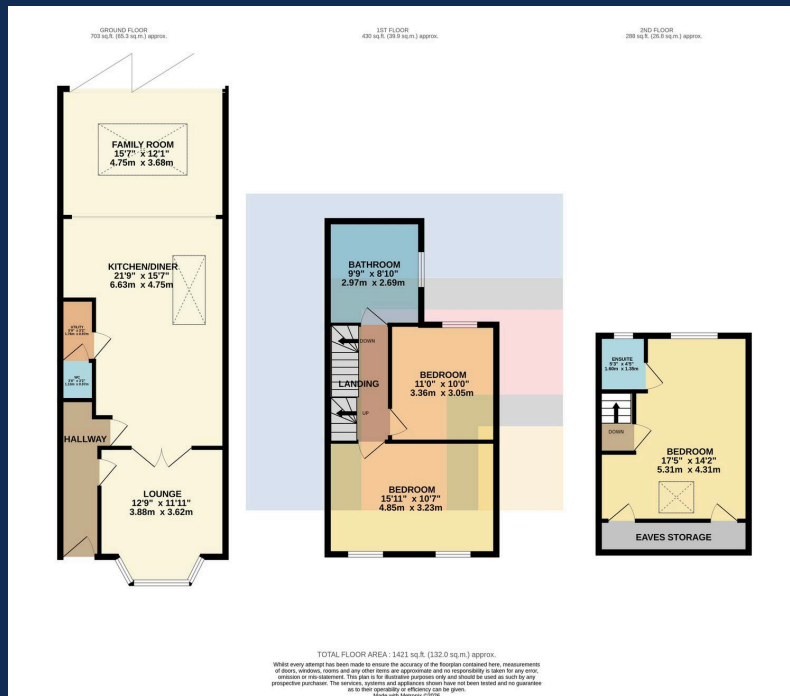
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