

Mortimer Road, Cardiff

Asking Price Of £450,000

****TWO BEDROOM RENOVATED HOME* NO CHAIN**** Located on Mortimer Road in the heart of Pontcanna, this beautifully presented two bedroom home offers stylish, contemporary living. The property briefly comprises a tiled entrance hallway, lounge/diner with log burner, and extended open plan kitchen/breakfast room leading out to the private garden. Upstairs are two double bedrooms and a newly fitted bathroom. The property also benefits from a

basement providing excellent storage space. EPC rating: D

Council Tax band: E

Tenure: Freehold

ENTRANCE HALL

Entered via new composite front door. Tiled flooring. Doors to lounge/kitchen. Carpeted stairs rising to first floor. Pendant light fitting.

LOUNGE/DINER

22' 6" x 16' 1" (6.85m x 4.90m)

Double glazed uPVC windows to front and side aspect. Fireplace with inset log burner, wooden mantle and tiled base. Alcoves with fixed shelving. Exposed floorboards. Pendant light fittings. Radiators. Leading to:

KITCHEN/BREAKFAST ROOM

16' 1" x 10' 11" (4.90m x 3.32m)

Open plan fully fitted kitchen with a range of wall, base and drawer units with complimentary worktops over including peninsula with space for seating. Integrated oven and four ring induction hob. Integrated appliances such as: microwave, fridge, freezer and dishwasher. Inset double sink with mixer tap over. Space and plumbing for washing machine and dryer. Continuation of exposed floorboards and tiled flooring. Double glazed uPVC window to rear aspect and Double glazed uPVC doors leading into rear garden. Spotlights. Stairs leading to basement:

BASEMENT

11' 11" x 16' 1" (3.64m x 4.90m)

Ample space for additional storage. PowerPoints and lighting.

FIRST FLOOR LANDING

Double glazed uPVC window to front aspect. Split level landing with carpeted flooring. Doors leading to two bedrooms and family bathroom. Pendant light fitting. Radiator.

BEDROOM ONE

16' 1" x 10' 3" (4.90m x 3.12m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

BEDROOM TWO

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves with fixed shelving. Pendant light fitting. Radiator.

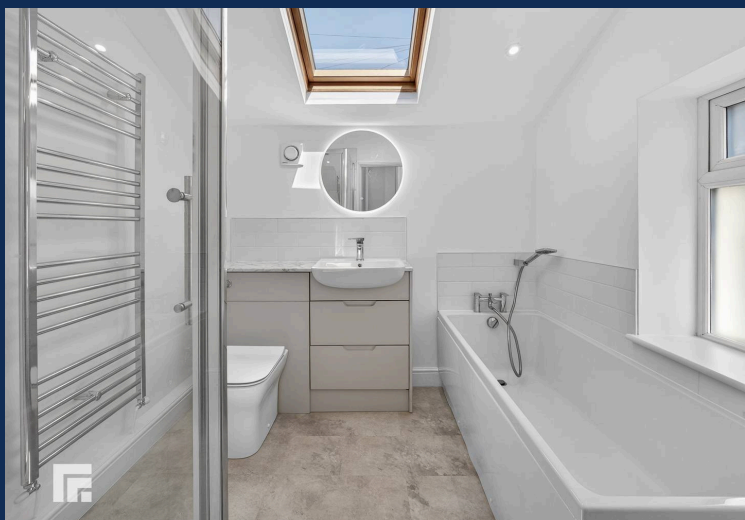
BATHROOM

8' 9" x 7' 10" (2.67m x 2.38m)

A newly fitted bathroom suite to include low level WC, vanity wash hand basin with mixer tap storage beneath, modern bath with shower fixture over and separate mains shower cubicle fitted with rainfall shower over and separate showerhead fixture. LED vanity mirror. Partly tiled walls and vinyl flooring. Heated towel rail. Obscure uPVC double glazed sash window. Spotlights. Extractor fan. Cupboard housing gas combination boiler. Velux window.

TENURE

MGY have been advised that the property is FREEHOLD.





GARDEN

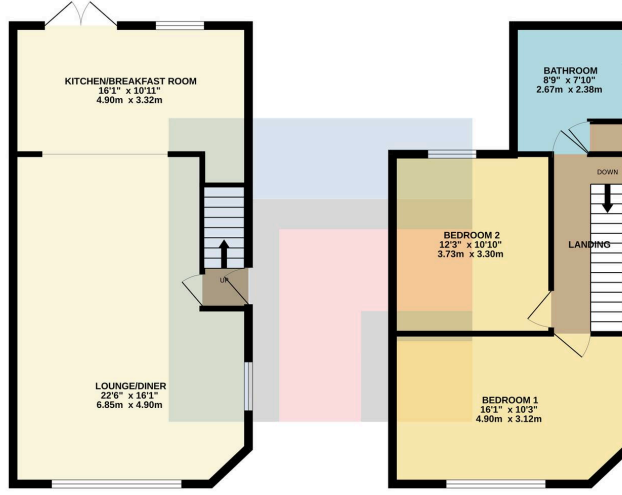
To the rear of the property is a stylish, landscaped garden which is fully paved. Storage shed to the rear with raised flower beds. Outside tap and lighting. Side access.

PERMIT

1 Parking Space

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The location, options and specifications shown here are not guaranteed and no guarantee is given. Plans with reference 0220.