

# 158 Mortimer Avenue, Old St. Mellons, , CF3 6YF



Estate Agents and  
Chartered Surveyors

Guide Price

**£275,000**



Semi-Detached House



# Property Description

A beautifully presented modern home on the new St. Edeyrns development is the ideal starter home. Offering a welcoming hallway, access into the cloakroom complete with two piece bathroom suite and lounge. The lounge has been beautifully presented with carpeted flooring and extra storage under the stairs with an additional doorway leading into the kitchen/dining room. A modern kitchen/diner with fitted fixtures and fitting and free standing appliances plus space for a dining table and chairs. To the first floor you will find three bedrooms and a family bathroom. The master bedroom further benefits from an en suite shower room. Outside to the front of the home you will find a driveway to the side for two cars. An enclosed landscaped garden to the rear mostly laid to lawn with a raised decked area ideal for outside dining

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 764 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after Old St Mellons area of Cardiff with excellent links to the A48/M4 motorway. A few minutes drive away from retail outlets in Pontprenau including Asda Supermarket, B&Q, Costa coffee, furniture stores and many more.

## ENTRANCE HALL

Enter into hallway via composite front door. Smooth walls and ceiling with a central light pendant and vinyl flooring to finish. Door leading to lounge and cloakroom. Carpeted staircase leading to first floor.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with a central light pendant and vinyl flooring to finish. Upvc double glazed obscure window to front.

## LOUNGE

13' 11" x 10' 9" (4.26m x 3.29m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Single storage cupboard under the stairs

## KITCHEN/DINING ROOM

14' 9" x 8' 5" (4.52m x 2.58m)  
Fitted with a range of base and eye level units with worktops over. Inset 1.5 bowl sink unit plus drainer. Built in oven, gas hob with cooker hood over. Space for free standing fridge/freezer, washing machine and dishwasher. Space for dining table and chairs. Upvc double glazed French's door leading to rear garden and a Upvc double glazed window to rear.

## LANDING

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Doors leading to all first floor rooms. Loft hatch provide access to loft storage. Single storage cupboard with fitted with clothes rail ideal for additional hanging space.

## BEDROOM ONE

11' 5" x 9' 1" (3.49m x 2.78m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Door leading into en suite. Single storage cupboard over the stairs. Upvc double glazed window to front.

## ENSUITE

Fitted with a modern three piece suite comprising of walk in single shower enclosure with tiled surround,

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WC and wash hand basin. Smooth walls and ceiling with a central light pendant and vinyl flooring to finish.

## BEDROOM TWO

7' 2" x 8' 7" (2.20m x 2.63m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

## BEDROOM THREE

7' 2" x 5' 8" (2.20m x 1.74m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

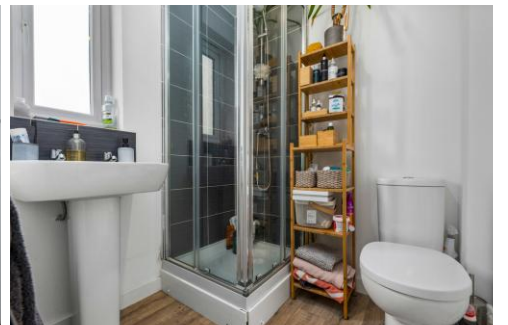
## BATHROOM

Fitted with a modern three piece bathroom suite comprising bath, WC and wash hand basin. UPVC double glazed obscure window to side. Tiled splash back with smooth walls and ceilings and central light pendant, finished with tiled flooring.

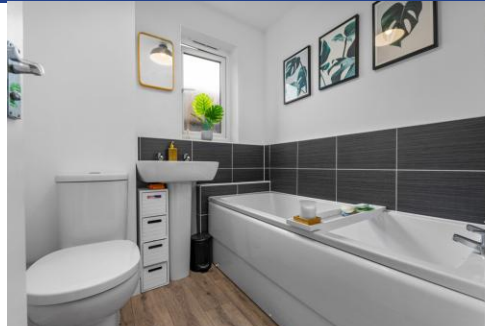
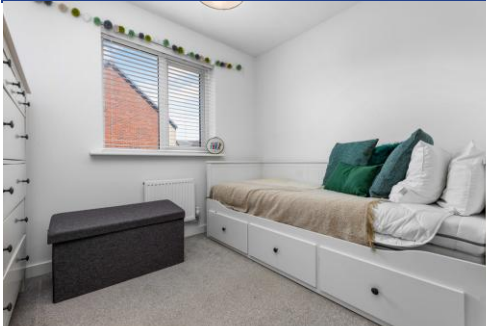
## OUTSIDE

An enclosed rear garden mostly laid to lawn with a raise decking area to the rear and a wooden fence surround. Driveway to the side offers off road parking for two cars.

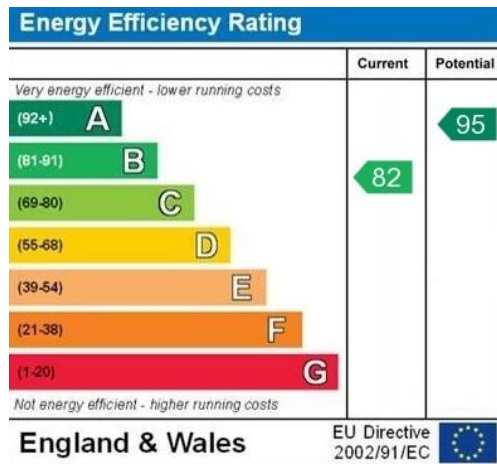
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