



Mortimer Avenue, £295,000

- FLEXIBLE LIVING ACCOMODATION
- THREE FLOORS
- OFF ROAD PARKING
- REAR GARDEN
- CLOAKROOM
- EPC Rating: B



 3  1  1



About the property

This attractive and adaptable three-storey home offers spacious accommodation throughout, making it an excellent choice for growing families or those looking for flexible living arrangements across multiple floors.

Upon entering the property, you are welcomed by a bright and generously sized lounge, providing the perfect space for both everyday living and entertaining. To the rear, the contemporary kitchen is thoughtfully designed with ample worktop space and storage, creating a practical and functional environment. A convenient ground-floor cloakroom/W.C. completes this level.

The first floor comprises two well-proportioned bedrooms, both offering comfortable and versatile accommodation, whether used as bedrooms, a home office, or guest space. Also located on this floor is the family bathroom, fitted with a bath and overhead shower, wash basin, and W.C.

Occupying the entire second floor, the impressive principal bedroom provides a spacious and private retreat. This superb room offers a peaceful sanctuary and could equally serve as a luxurious master suite, guest bedroom, or dedicated workspace.



Accommodation

Downstairs Cloakroom

Ground Floor Reception

15' max x 11' 9" max (4.57m max x 3.58m max)

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom Two

11' 10" max x 10' 7" max (3.61m max x 3.23m max)

Bathroom

Bedroom Three

11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom One Top Floor

20' 3" x 8' 5" (6.17m x 2.57m)

02920 792888

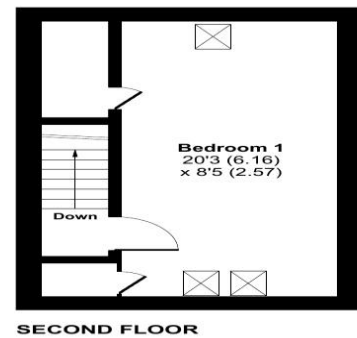
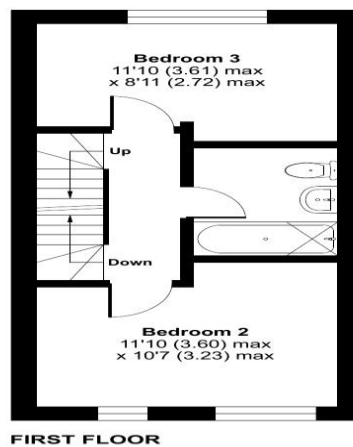
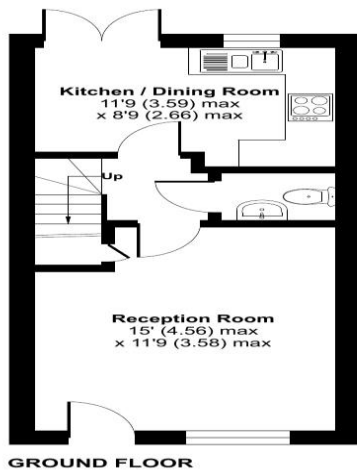
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Floorplan

Mortimer Avenue, Old St. Mellons, Cardiff, CF3

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Flyp Homes Limited. REF: 1481861

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