

35 Mountbatten Close, Roath Park, Cardiff, CF23 5QG



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Semi-Detached House

3

2

3

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Property Description

MGY are delighted to offer for sale this exceptional semi detached property much improved by the present owners which includes new kitchen and bathroom, addition of an ensuite, new electrics and gas central heating boiler, garage and utility rooms replaced, most of the windows and doors have been renewed, replastering throughout and extensive works to the garden. The accommodation comprises porch, entrance hall, lounge/ dining room, kitchen, utility room and w.c to the ground floor. On the first floor there are 3 good size bedrooms, ensuite and bathroom. Outside there are gardens to front and rear, a driveway and garage. Must be viewed to be fully appreciated. *Cardiff High & Rhydypenau Primary catchment*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,162 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the sought after Cyncoed area, walking distance to Roath Park Lake, close to Roath Recreational ground and the University hospital of Wales. Also in close proximity are the shops, restaurants etc at Wellfield/ Albany Road. There is regular public transport close at hand with easy access to the City Centre.

PORCH

Entered via composite door. Tiled walls and floor.

ENTRANCE HALL

Tiled flooring. Stairs to first floor. Radiator.

LOUNGE/ DINING ROOM

25' 3" x 11' 2" (7.70m x 3.41m)

Double glazed uPVC windows to front and rear. Coved ceiling. Laminate flooring. 2 radiators. Door to:-

KITCHEN

12' 2" x 7' 4" (3.73m x 2.25m)

Double glazed uPVC window to rear. Tiled floor. Spotlights to ceiling. Radiator. Modern base and wall units with work surfaces and tiled splash backs incorporating Quartz one and a half sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor hood over, built in dishwasher. Space for fridge / freezer. Door to :-

UTILITY ROOM

10' 0" x 4' 6" (3.06m x 1.38m)

Double glazed uPVC door to rear garden and uPVC door to front. Plumbing and space for washing machine and tumble dryer. Tiled floor. Door to :-

W.C

Tiled floor. W.c. Spotlights.

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FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side. Access to part boarded loft space

BEDROOM ONE

11' 8" x 10' 7" (3.57m x 3.25m)

Double glazed uPVC window to rear. Radiator. Laminate flooring. Door to :-

ENSUITE

5' 5" x 4' 10" (1.67m x 1.49m)

Obscured double glazed uPVC window to side. Tiled floor. Tiled walk in shower, w.c, wall hung wash hand basin with mixer tap. Shaver point. Chrome heated towel rail.

BEDROOM TWO

13' 1" x 11' 7" (3.99m x 3.54m)

Double glazed uPVC window to front. Radiator.

BEDROOM THREE

11' 11" x 9' 8" (3.64m x 2.97m)

Double glazed uPVC window to front. Laminate flooring. Radiator.

BATHROOM

8' 2" x 5' 11" (2.51m x 1.82m)

Obscured double glazed uPVC window to rear. Tiled floor. Free standing bath with mixer tap and shower attachment, shower cubicle with electric shower, pedestal wash hand basin with mixer tap, w.c. Spotlights to ceiling,

OUTSIDE

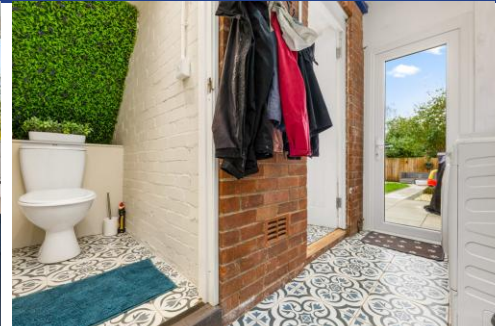
Front- lawned area and driveway to garage accessed via up and over door.

Rear- Enclosed garden mainly laid to lawn. Paved pathway to seating area. Wi-Fi enabled lights.

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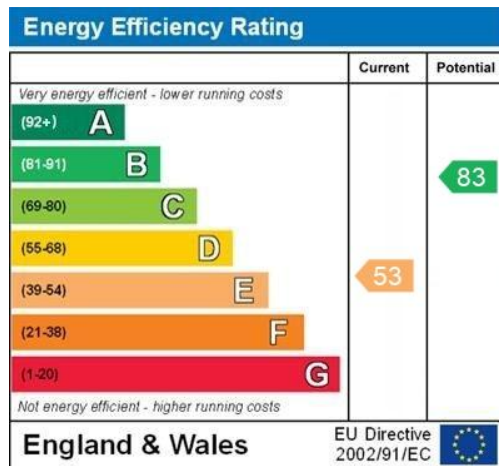
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