



£559,000

**Mountbatten Close,
Cyncoed, Cardiff**

Located in a peaceful cul-de-sac in the highly sought-after Cyncoed area of Cardiff, this immaculately presented four-bedroom semi-detached home has been thoughtfully extended and upgraded to offer spacious, modern living across three floors.

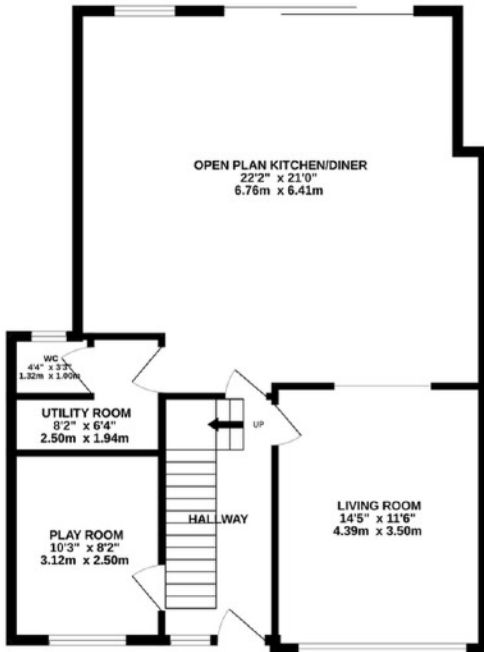


1647 sq.ft

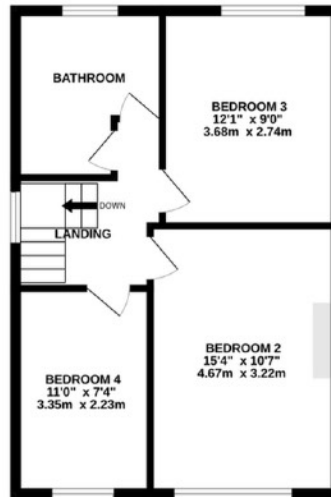
For Sale

- **Open-plan Kitchen and Dining Area**
- **Loft Conversion with Master Bedroom and En Suite**
- **Cardiff High & Rhydyphenau Primary School Catchment**
- **Underfloor Heating**
- **Garage Conversion**
- **Beautifully Presented**

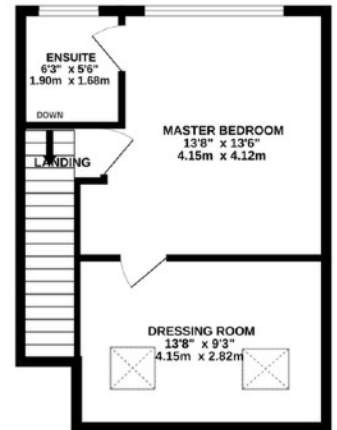
GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Located in a peaceful cul-de-sac in the highly sought-after Cyncoed area of Cardiff, this immaculately presented four-bedroom semi-detached home has been thoughtfully extended and upgraded to offer spacious, modern living across three floors. Perfectly suited to family life, the property combines high-quality finishes with a practical layout and an excellent location.

On the ground floor, the entrance hall leads to a bright and welcoming living room at the front of the house. In addition, the garage conversion provides a second living room, offering additional space that could serve as a family room, home office, or playroom, making it a versatile area.

To the rear, the home has been extended to create a superb open-plan kitchen, dining, and living space. The kitchen is well-equipped with ample storage and worktop space, and includes a built-in wine fridge. This extended area benefits from underfloor heating, adding a touch of luxury and comfort. The dining area enjoys direct access to the rear garden, making it ideal for both family meals and entertaining. A separate utility room provides practical space for laundry and additional storage. A convenient WC completes this level.

The first floor comprises three well-proportioned bedrooms, including two doubles and one single. These rooms are served by a modern family bathroom. Each room is beautifully finished, offering flexibility for family use, home office space, or guest accommodation.

The second floor is home to a spacious master suite created through a high-quality loft conversion. This impressive space includes an en suite shower room and a separate dressing room.

The property also benefits from planning permission for a fifth bedroom with an en suite, offering exciting potential for further expansion.

Externally, with driveway parking, the property offers a private, well-maintained rear garden, perfect for both outdoor relaxation and entertaining.

Cyncoed is one of Cardiff's most desirable suburbs, known for its family-friendly atmosphere and a wide range of local amenities. The property is ideally situated within the catchment area for Cardiff High School, making it a perfect location for families. Just a short walk away, you'll find Roath Park and Heath Park, both offering beautiful green spaces for outdoor activities and relaxation. Cardiff Golf Club is also nearby. Heath High Level train station is conveniently located next door, providing a direct four-minute journey into Cardiff city centre, perfect for commuters.

This is a fantastic opportunity to acquire a spacious, well-maintained family home in one of Cardiff's most desirable areas, offering excellent access to schools, parks, and transport links.

Ground Floor:

Entrance Hall - 6'2" x 13'4"

Sitting Room (Garage Conversion) - 8'2" x 10'3"

Living Room - 14'5" x 11'6"

Open Plan Kitchen/Diner - 22'2" x 21'0"

Utility Room - 8'2" x 6'5"

WC - 4'4" x 3'3"

First Floor:

Bedroom 2 - 15'4" x 10'7"

Bedroom 3 - 12'1" x 9'0"

Bedroom 4 - 11'0" x 7'4"

Family Bathroom - 8'0" x 9'1"

Second Floor:

Master Bedroom - 13'8" x 13'6"

En-suite - 5'6" x 6'3"

Dressing Room - 13'8" x 9'3"

Local Authority	Cardiff
Local authority reference number	32107000202000450
Council Tax band	F
Improvement indicator	No
With effect from	1 April 2005
Mixed-use property	No
Court code	None

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

This information is for the area within 10 metres of the address above. It shows the **highest** risk level for each type of flooding.

The risk levels are: High, Medium, Low and Very low.

Very low risk	Flooding from rivers Risk less than 0.1% chance each year. More about very low risk from rivers
Very low risk	Flooding from the sea Risk less than 0.1% chance each year. More about very low risk from the sea
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year. More about very low risk from surface water and small watercourses

























For further information or to book a viewing please contact us on **02920 611 333**
or email us at **admin@davidricketts.co.uk**

