

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MOUNTBATTEN CLOSE  
CYNCOED





**FOYER**

**LOUNGE**  
3.33m x 6.30m (10'11 x 20'8)

**KITCHEN DINER**  
4.55m x 4.27m (14'11 x 14)

**WC**

**LANDING**

**BEDROOM 1**  
3.91m x 4.29m (12'10 x 14'1)

**BEDROOM 2**  
3.30m x 2.90m (10'10 x 9'6)

**BEDROOM 3**  
2.72m x 2.87m (8'11 x 9'5)

**BATHROOM**

**SCHOOL CATCHMENT**

Rhydypenau Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**COUNCIL TAX**

Band F

**MEZZANNE**

1.78m x 2.74m (5'10 x 9)

**GARDEN**

**ADDITIONAL INFORMATION**

The property also benefits from Air Source Heat Pump as that is an environmentally friendly and makes the house cheap to run.

**TENURE**

Freehold, but this is to be confirmed by your solicitor

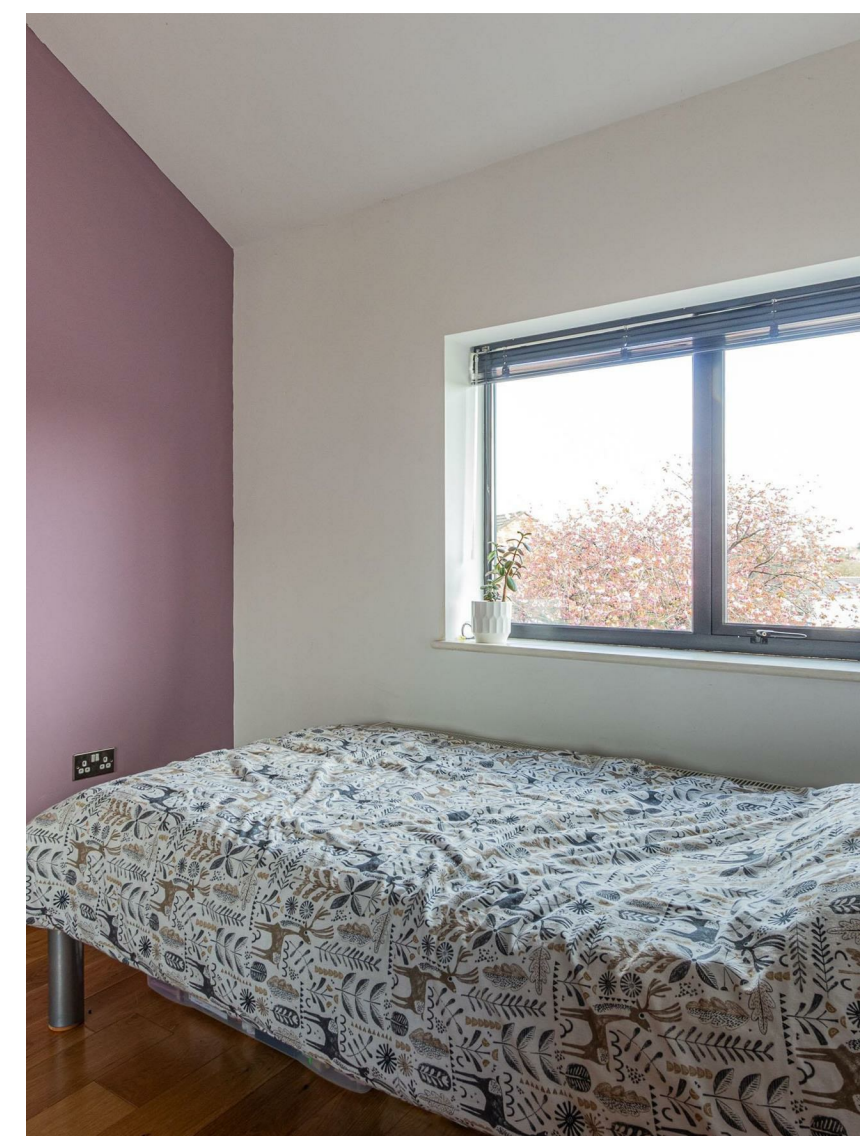
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\* this is subject to change and availability










# MOUNTBATTEN CLOSE

CYNCOED, CF23 5QH - £450,000

 3 Bedroom(s)  2 Bathroom(s)  1006.00 sq ft

OFFERS IN EXCESS OF £450,000

Jeffrey Ross are pleased to bring to market this bespoke 3 bedroom detached home for sale, in the popular CYNCOED area of Cardiff. This unique property offers modern living with a open plan kitchen diner, living room with French doors to garden and WC to the ground floor. Upstairs there are Three double bedrooms, ensuite, bathroom and mezzanine. Outside there is a large corner plot with both side and rear lawned gardens, ideal for children. The property also benefits from off road parking for 2 cars.

Located in a quiet cul de Sac, just minutes from Roath Park Lake, and shops , train station, as well as great local schools such as Cardiff High. There is no onward chain.

Additionally the property benefits from Air Source Heat Pump that is environmentally friendly and reduces energy costs.

Please contact us to arrange a viewing., but please see below the VR 3D tour.

[https://youriguide.com/68a\\_mountbatten\\_cl\\_heath\\_cr](https://youriguide.com/68a_mountbatten_cl_heath_cr)



## PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer







📍 Mountbatten Close, Cyncoed, Cardiff

## Mountbatten CI, Heath, CRF

Main Building: Total Interior Area 1006.09 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 66                      | 78        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |