

Mountbatten Close,
Heath, Cardiff,
CF23 5QH

THOMAS H WOOD

Asking Price
£500,000

3 Bedrooms
House - Detached

An exceptional architecturally designed contemporary home offering stylish and versatile accommodation in one of Cardiff's most desirable residential locations. Constructed to a high specification throughout, the property combines modern design with practical family living, benefiting from underfloor heating, vaulted ceilings, powder coated aluminium windows and an abundance of natural light.
The accommodation is centred around a superb open plan living space with bi folding doors opening onto the rear garden, whilst the high specification kitchen is fitted with quality AEG appliances and granite work surfaces. The layout provides excellent flexibility with a ground floor bedroom, dedicated home office and three bath/shower room facilities.
Ideally positioned within easy reach of Roath Park and within the catchment area for Cardiff High School, the property is also close to the excellent public transport links, highly regarded schools and the excellent local amenities.



ENTRANCE HALLWAY
A welcoming entrance hallway finished with engineered wood flooring, painted walls and a smooth ceiling. Open timber staircase rising to the first floor.

CLOAKROOM W/C
Fitted with a low level WC and corner wash hand basin. Engineered wood flooring with underfloor heating, painted walls, extractor fan and smooth ceiling.

HOME OFFICE
A useful and versatile workspace finished with engineered wood flooring incorporating underfloor heating, painted walls and a smooth ceiling with spotlights. Rooflight window providing excellent natural light.



Features

- Architecturally Designed Detached New Build Home
- Three Bedrooms And Two Bath/Shower Rooms
- Underfloor Heating Throughout Ground Floor Accommodation
- Stunning Vaulted Ceilings And Feature Glazing
- Contemporary Kitchen With Integrated AEG Appliances
- Ground Floor Bedroom And Home Office
- Garage With Utility Area And Power Supply
- Close To Roath Park, Cardiff High School Catchment And Excellent Local Amenities

OPEN PLAN LOUNGE DINING ROOM
21'11"k x 13'1"
The heart of the home, this impressive open plan living space has been thoughtfully designed to maximise light and create a wonderful environment for both family life and entertaining. Finished with engineered wood flooring incorporating underfloor heating, painted walls and a smooth ceiling with recessed spotlights. Ample space for dining table of chairs that sit adjacent to the kitchen and bi folding doors to the rear garden.









KITCHEN
11'9" x 8'8"
A modern kitchen fitted with a comprehensive range of contemporary units complemented by granite work surfaces and a range of integrated AEG appliances including oven, microwave oven, fridge freezer and Neff induction hob. Rooflights and feature glazing flood the room with natural light. Door to;

BEDROOM THREE/SITTING ROOM
11'10" x 10'2"
A generous ground floor bedroom overlooking the rear aspect of the property. Finished with engineered wood flooring, painted walls and a striking vaulted ceiling with recessed spotlights. Large picture window to the side aspect with fitted blinds.

GARAGE/UTILITY AREA
16'3" x 6'10"
A practical garage with power and lighting. Utility area with plumbing and space for a washing machine and tumble dryer. Wall mounted Worcester gas combination boiler and underfloor heating manifold.

LANDING
A bright and impressive landing approached via an open timber staircase. Feature glazing and rooflight windows provide an abundance of natural light. Spotlights to ceiling and doors leading to all first floor rooms.

BEDROOM ONE
14'6" x 12'11"
A superb principal bedroom overlooking the front aspect of the property. Featuring a vaulted ceiling with exposed decorative beams and feature glazing. Engineered wood flooring, painted walls, fitted blinds, spotlights and decorative radiator. Open access to the en suite shower room.

EN SUITE SHOWER ROOM
9'10" x 6'7"
A generous en suite fitted with a shower enclosure incorporating a chrome mixer shower, vanity wash hand basin and low level WC. Chrome heated towel rail, rooflight window and spotlights to ceiling.

BEDROOM TWO
6'3" x 10'0"
A well proportioned bedroom finished with engineered wood flooring, painted walls and a vaulted ceiling with recessed spotlights. Rooflight windows with fitted blinds..



3 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF23 5QH
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1198.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

FAMILY BATHROOM
5'3" x 7'0"
A stylish family bathroom fitted with a panel bath with chrome fittings, pedestal wash hand basin and low level WC. Fully tiled walls, chrome heated towel rail, vaulted ceiling with exposed timber beam, recessed spotlights and window to the side aspect.

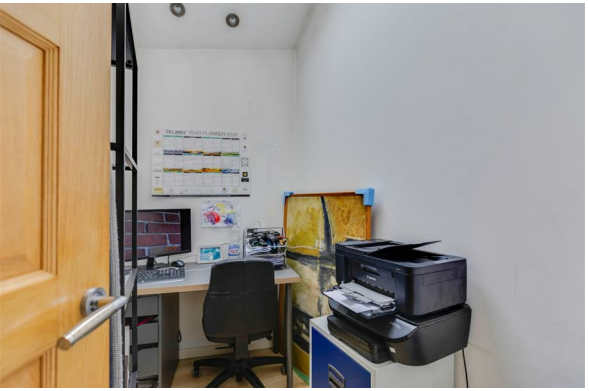
OUTSIDE

FRONT
Attractive frontage with pathway leading to the main entrance and access to the garage.

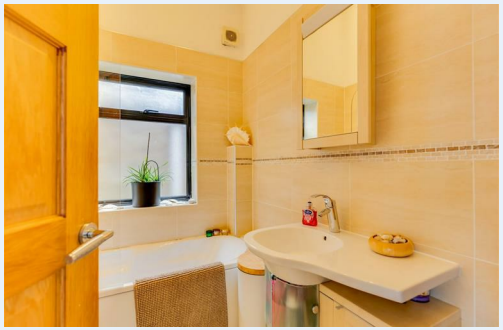
REAR
An enclosed rear garden designed for ease of maintenance and outdoor enjoyment, accessed directly from the principal living space via bi folding doors. A wonderful extension of the living accommodation, ideal for entertaining and family use. Side access and bin storage.

TENURE
This property is understood to be Freehold. This will be confirmed by the purchaser's solicitor.

COUNCIL TAX
Band F

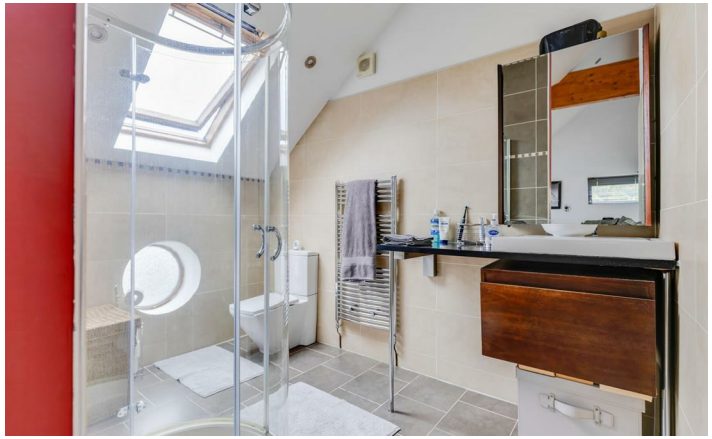










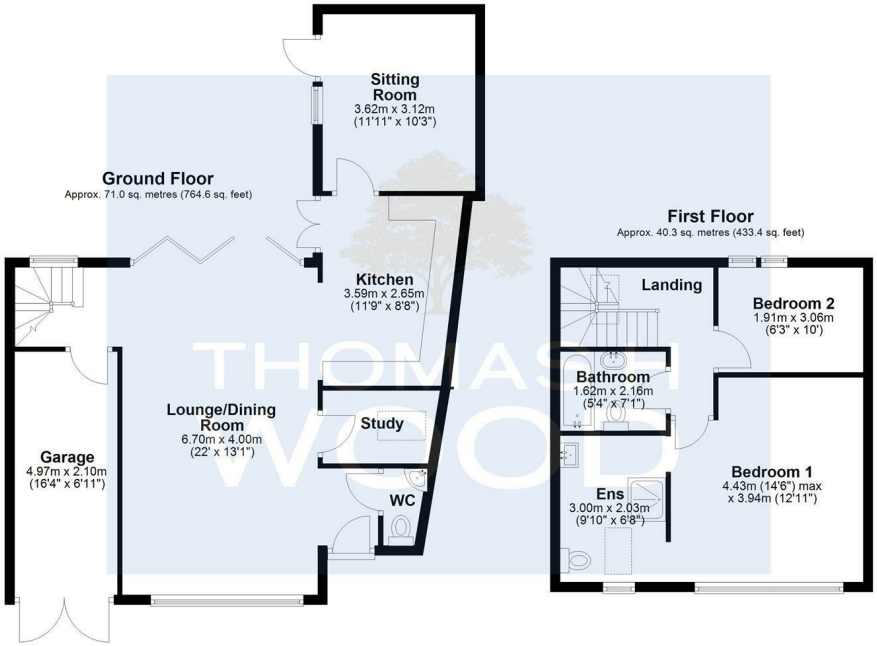




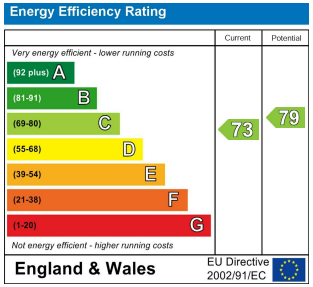




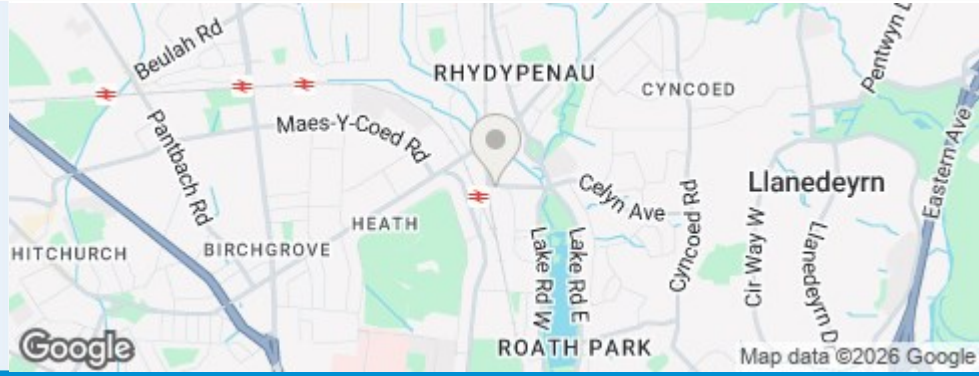




Total area: approx. 111.3 sq. metres (1198.0 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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