

Mostyn Square

LLANISHEN, CARDIFF, CF14 5FE

ASKING PRICE £395,000

**Hern &
Crabtree**



Mostyn Square

Positioned on a quiet square in the popular and family-friendly suburb of Llanishen, this beautifully presented three-bedroom home offers generous living space spread over three floors, with a fantastic open-plan kitchen/living/dining area and a striking rear extension that brings in plenty of natural light. Ideal for families or professionals seeking space and flexibility, the property also includes a principal suite on the top floor with its own dressing room and en suite.

The heart of the home is the sociable kitchen/living area, which flows seamlessly into the garden through wide sliding patio doors. Upstairs, there are three well-sized bedrooms across two levels, a stylish family bathroom, and excellent storage throughout. The outside space is just as appealing, with a well-kept lawn, mature borders and a garage with power and lighting. A tandem driveway comfortably parks two vehicles.

Llanishen is a sought-after district in North Cardiff, popular for its excellent schools, parks, and access to transport links. The property is within walking distance of Llanishen Leisure Centre, Rhydypennau Library and Parc Ty Glas retail park with shops including M&S, Boots and Waitrose. Llanishen train station offers regular links into Cardiff Central, and bus routes run frequently through the area, making commuting or weekend travel easy and convenient.



Entrance Hall

Entered via a composite double-glazed front door into a welcoming hallway. Features tiled flooring, radiator, staircase to the first floor, and access to the kitchen/living area and ground floor cloakroom.

Cloakroom / Utility Area

Fitted with a WC, wash hand basin with countertop, radiator, plumbing for a washing machine, part tiled walls, tiled flooring and a double-glazed obscure window to the front.

Open Plan Kitchen / Dining / Living Room

A spacious and sociable open-plan layout with an attractive rear extension.

Kitchen Area:

Double-glazed window to the front. Fitted with a range of wall and base units with worktops, a stainless steel one-and-a-half bowl sink with drainer, integrated double oven and grill, four-ring gas hob with stainless steel splashback and cooker hood, concealed gas boiler, plumbing for a dishwasher, space for a fridge/freezer, and tiled flooring. A breakfast bar provides extra surface space.

Dining & Living Area:

Bright and airy with large sliding patio doors to the rear garden, wood laminate flooring, double-glazed side windows, window to the apex, three radiators and a useful built-in storage cupboard

First Floor Landing

Stairs from the ground floor with wood handrail and spindles. Radiator, airing cupboard with shelving and radiator, and staircase to the second floor.

Bedroom Two

Double-glazed windows to the rear and two radiators.

Bedroom Three

Double-glazed windows to the front and radiator.

Bathroom

Fitted with a bath and plumbed shower over with glass screen, WC, wash hand basin, radiator, part tiled walls, tiled flooring, and extractor fan.

Second Floor

Landing

Small landing with radiator and side double-glazed window providing natural light.

Bedroom One

Generous double with front-facing double-glazed window, radiator, built-in storage cupboard and access to loft space.

Dressing Room

Double-glazed skylight window to the rear, radiator and space for wardrobes and dressing furniture.

En Suite

Double-glazed rear window, corner shower with plumbed shower, WC, wash hand basin, radiator, part tiled walls and tiled flooring.

Front & Driveway

Lawned frontage with mature hedge, storm porch, paved path and cold-water tap. Tandem driveway to the side providing off-street parking for two cars and access to the garage.

Rear Garden

A delightful enclosed garden with paved patio seating area, lawn, mature trees, outside lighting, and rear access to the garage.

Garage

Single garage with manual up-and-over door, power supply, and a double-glazed rear window.

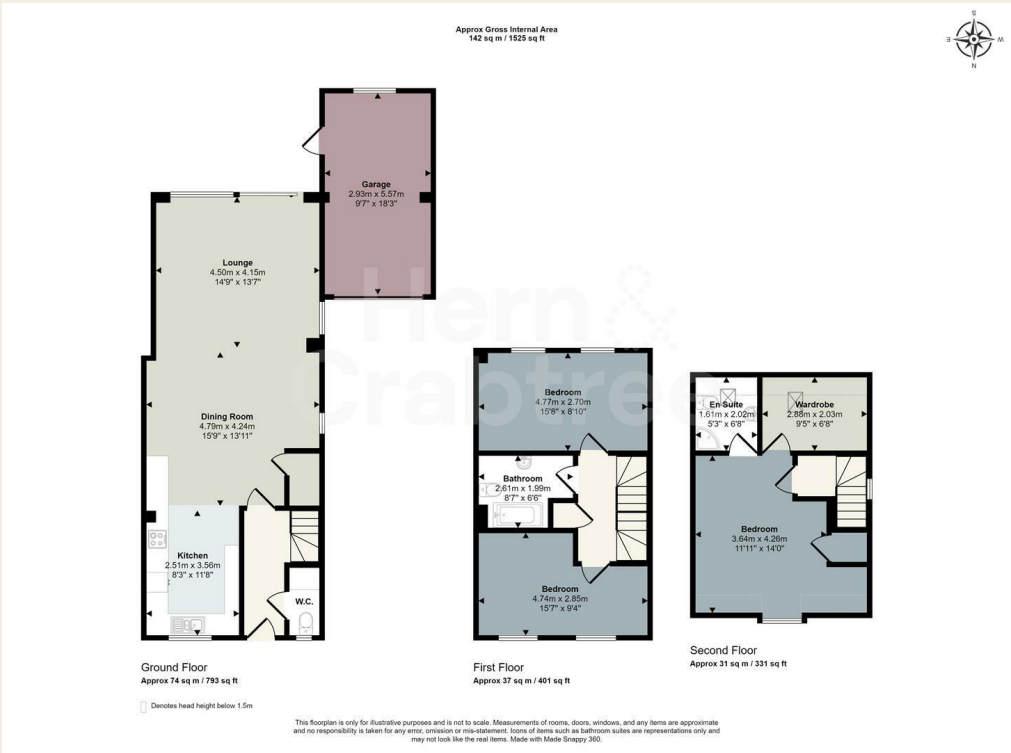
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
		EU Directive 2002/91/EC



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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