

82 Phoenix Way,
Heath, Cardiff, CF14 4PQ



Estate Agents and
Chartered Surveyors

£195,000



Apartment

2

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Property Description

MGY are delighted to offer for sale this exceptional and very spacious top floor flat in a popular location. The accommodation comprises entrance hall, lounge/ dining area and kitchen, 2 bedrooms and a bathroom. Allocated parking space. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 828 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services are also close to hand with great road links leading around the city.

ENTRANCE HALLWAY

Entered via wooden door with spyhole. Coved ceiling. Laminate wood effect flooring. Built in storage cupboard with hanging and shelving. Wall mounted entry phone. Access to loft space.

LOUNGE/DINER

17' 6" maximum x 18' 1" maximum (5.35m x 5.52m)
Upvc double glazed window to side. Further upvc double glazed window to side. Coved ceiling. Laminate wood effect flooring. Three radiators. Open plan to :-

KITCHEN

10' 0" maximum x 8' 3" (3.06m x 2.53m)
Upvc double glazed window to side. laminate wood effect flooring. Range of

fitted base and wall units with worksurface and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in electric oven. Inset gas hob with stainless steel extractor fan over. Integrated fridge freezer and washing machine. Cupboard housing gas central heating boiler.

BEDROOM ONE

10' 6" x 9' 8" (3.22m x 2.95m)
Upvc double glazed window to side. Coved ceiling. Laminate wood flooring. Built in wardrobes with hanging and shelving. Radiator.

BEDROOM TWO

9' 4" x 8' 4" (2.87m x 2.56m)
Upvc double glazed window to side. Coved ceiling. Laminate wood effect flooring. Built in wardrobe with hanging and shelving. Radiator.

BATHROOM

Part tiled walls and ceramic tiled flooring. Spotlights to ceiling and extractor fan. Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Wall mounted cupboard. Radiator.

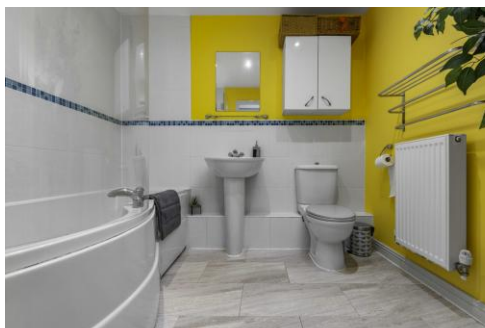
OUTSIDE

Allocated parking space. Visitor parking is also available.

TENURE

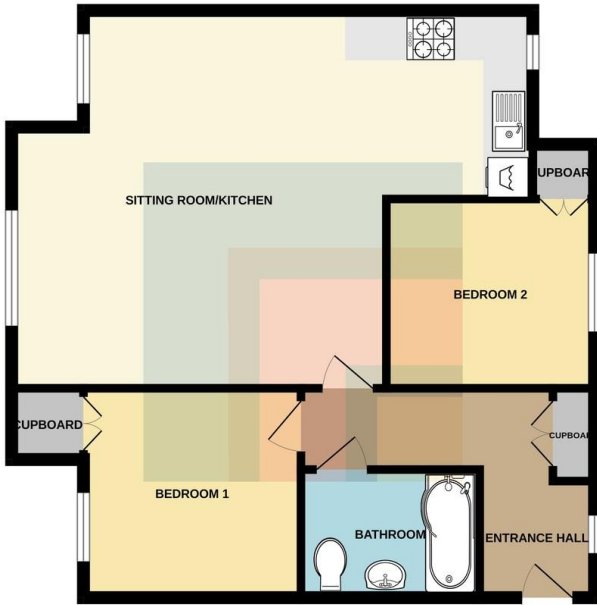
We are advised that the property is of Leasehold tenure with 105 years remaining at present. This is to be verified by your legal representative.

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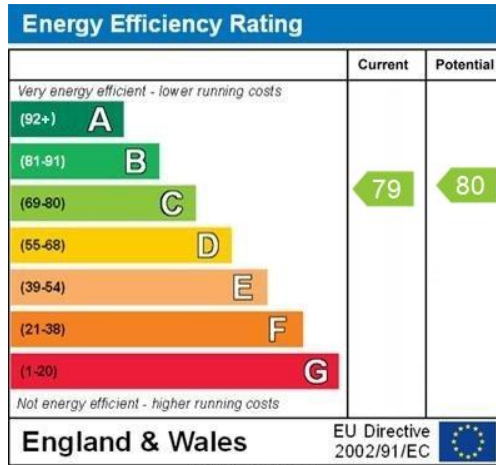


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 listed and no guarantee is given to their operability or efficiency can be given.
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Birchgrove 029 2052 9026

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