



80 Phoenix Way

Heath, Cardiff CF14 4PQ

Price Guide £165,000

HARRIS & BIRT





A one double bedroom top floor apartment located in the sought after area of Heath, Cardiff. The property benefits from open plan kitchen/living area, one bedroom and a bathroom. Off road parking for one vehicle, visitors parking, bike shed and communal garden.

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

Ideal Buy to Let Investment - Potential Rental Income - £950 pcm.

## Accommodation

### Hallway 6'6" x 7'11" (1.98m x 2.41m)

Entrance via wooden front door into open entrance hall. Wood effect flooring. Skimmed walls & ceiling. Ceiling lights. Entrance intercom phone. BT Point. Radiator. Hatch to attic space.

### Kitchen/Living/Dining Room 16'4" x 20'11" (4.98m x 6.38m)

Kitchen section has wood effect flooring. Double glazed UPVC window to front elevation. Gas hob and Hotpoint oven with overhead extractor space for fridge freezer, built in John Lewis washing machine. Stainless steel sink and drainer with mixer tap. Range of wall and base cupboards. Skimmed walls and ceilings. Gas boiler is inside cupboard. Two radiators. Three pendant lights. Skimmed walls & ceiling. Room thermostat. Double glazed UPVC windows to front and side elevation.

### Bedroom 10'4" x 11'1" (3.15m x 3.38m)

Carpeted flooring. Skimmed walls & ceiling. Pendant light. UPVC double glazed window to rear elevation. Built in wardrobes. Radiator. TV aerial point.

### Bathroom 6'4" x 7'2" (1.93m x 2.18m)

Vinyl flooring. Three piece bathroom suite including P shaped bath with shower above, wc and wash hand basin. Fully tiled around bath. Half tiled and half skimmed walls & ceiling. Extractor fan. Towel radiator.

## Outside

One allocated parking space to the front. Visitor parking also available. Undercover bike storage. Undercover bin store. Communal garden.

## Services

Mains connected gas, electricity, water and drainage.

## Leasehold Information

Yearly maintenance charge £1883.62, approx. £157 per month - this includes water rates. Yearly Ground Rent £135. Lease from 2005 for 125 years - 105 years remaining.

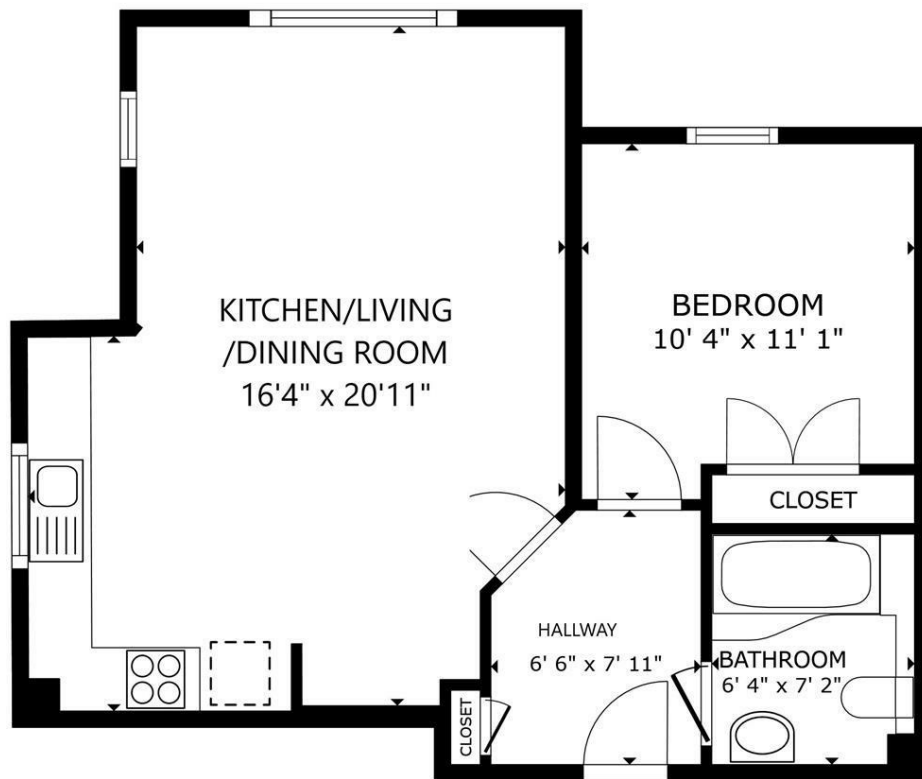
## Directions

From our office on Caerphilly Road travel along Caerphilly Road and take the first right after Aldi Store and then it's the first left.





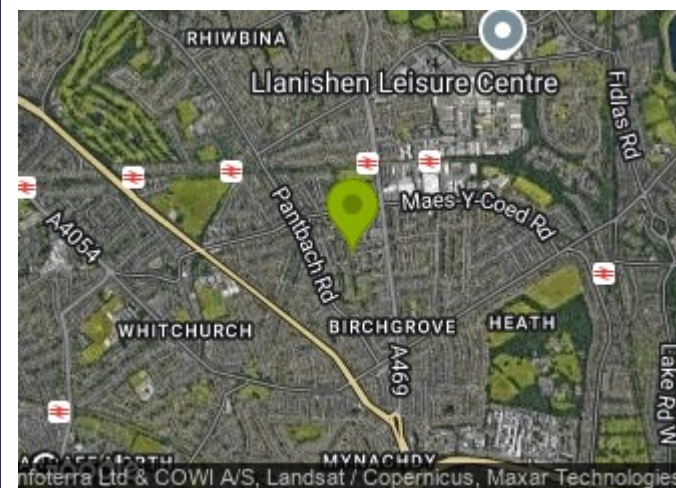




FLOOR PLAN

**HARRIS  
& BIRT**

GROSS INTERNAL AREA  
FLOOR PLAN 535 sq. ft.  
TOTAL: 535 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

