



£280,000 Freehold

Phoenix Way | Cardiff | CF14 4PR



Hern & Crabtree are pleased to present this three bedroom townhouse located in Heath. Brilliantly located within easy walking distance of amenities including several supermarkets, doctors surgery, bus links, Ton-Yr-Ywen Primary School and also the University Hospital of Wales and Heath park.

The property has been redecorated throughout & comprises entrance hall with WC, and reception room/third bedroom to the ground floor. On the first floor is the lounge and a kitchen diner complete with white goods, while on the second floor are two double bedrooms (one ensuite) and a family bathroom. Externally there is a courtyard garden to the rear, driveway and garage to the front.

Don't miss out on the opportunity to make this house your own. Whether you're a first-time buyer or looking to upsize, memories are waiting to be made. Book a viewing today and start envisioning your future in this lovely home.



Entrance

Entered via composite door to front with obscured windows which lead into the hallway.

Hallway

Storage cupboard. Entrance to the garage. Carpet. Radiator.

Ground Floor WC

Radiator. WC and wash hand basin.

Sitting Room/Bedroom Three 14'8" x 8'9"

Double glazed patio doors leading out to the rear courtyard. Radiator.

First Floor

First Floor Landing

Built in storage cupboard.

Lounge 14'8" x 9'8"

Double glazed patio doors to the front leading to a small balcony with room for a couple of chairs and table. Double glazed window to the front. Radiator.

Kitchen/Diner 14'9" x 8'9"

Laminate flooring. Composite work tops. Radiator. Double glazed windows to the rear. Sink and drainer. Selection of floor and wall cupboards. Gas hob with extractor fan. Oven. Space and plumbing for washing machine and fridge freezer.

Second Floor

Bedroom One 9'8" x 11'10"

Double glazed windows to the front. Built in wardrobe. Radiators.

Ensuite

Laminate flooring. WC. Sink. Walk in shower.

Bedroom Two 12' x 9'

Double glazed window to the rear. Radiator. Cupboard housing boiler.

Bathroom

Bath. WC. Sink. Tiled walls. Laminate flooring. Radiator.

Outside

Front

Off Street Parking to the front of the property and access to the integral garage.

Integral Garage

Door giving access to hallway.

Rear Courtyard

Courtyard to the rear with low rise brick wall, railings and gate.

Additional Information

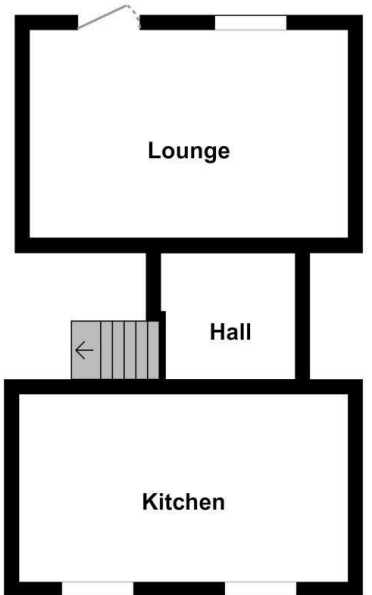
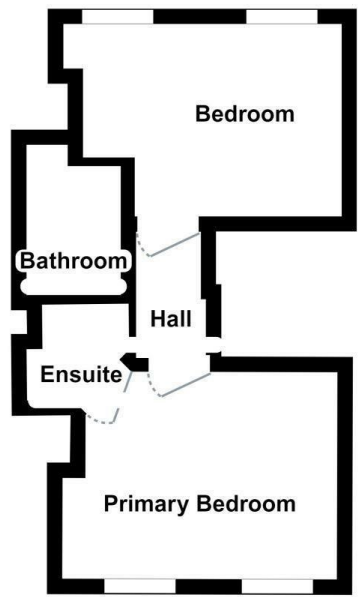
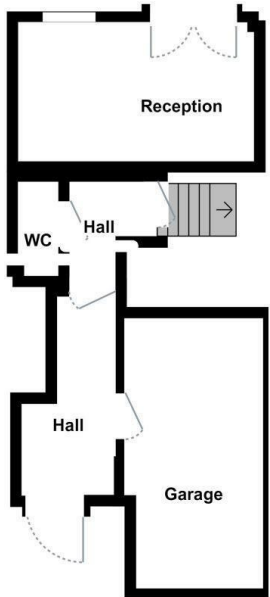
We have been advised by the vendor that the property is Freehold. Council Tax Band - F EPC - C Disclaimer: The property title and



lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it

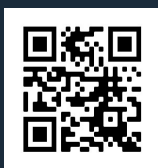
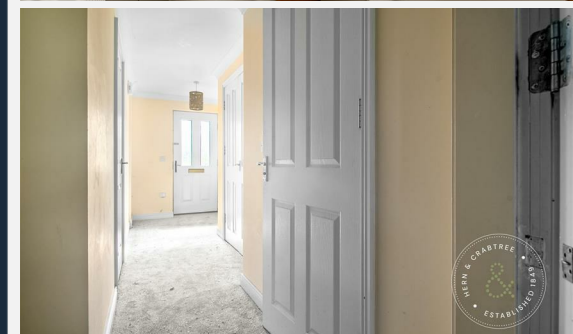
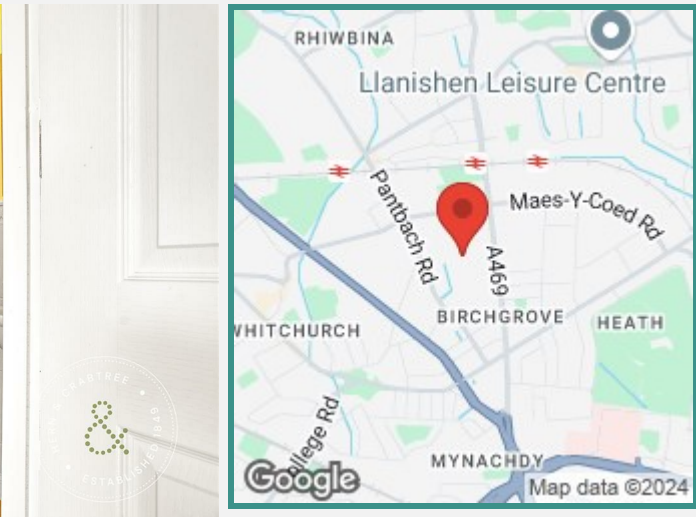
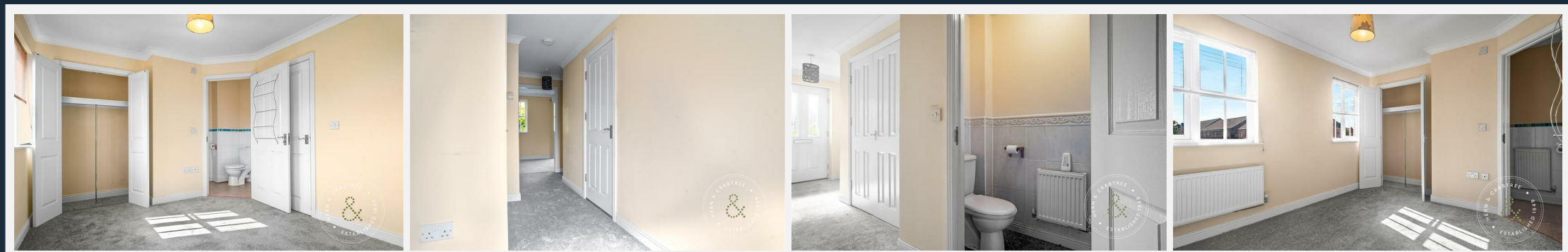
and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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