



£500,000 Freehold

Francis Street | Cardiff | CF11 0JX

Hern &  
Crabtree

A rarely available superb townhouse well placed in Cardiff Bay. This delightful house boasts plenty of space, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, great for everyone to enjoy their own private sanctuary. One of the standout features of this home is the parking, a rare find in this bustling city.

Situated in a vibrant neighbourhood, this property offers the perfect blend of urban living and suburban tranquillity. Enjoy the convenience of local amenities, schools, and parks, all within easy reach. Whether you're looking for a place to call home or an investment opportunity, this property ticks all the boxes.

The accommodation in brief comprises of: Entrance, porch, hall, cloakroom, bedroom five, utility room and an enclosed rear garden completes the ground floor. The first floor hosts bedroom four, kitchen/diner and the living room with a balcony. Bedroom one with an ensuite, bedroom two, bedroom three and a family bathroom are all on the second floor. The roof terrace covers the third floor.

Please contact Hern and Crabtree, Pontcanna for further information.



### Entrance

Entered via double-glazed wood composite door to the front.

### Porch

The entrance is sectioned off by a glass door with windows on either side into the hallway. Wood laminate flooring. Radiator. Fitted floor mat.

### Entrance Hall

Stairs to the first floor. Radiator. Wood laminate flooring. Door to garage and further doors to cloakroom, bedroom five and utility.

### Cloakroom

W/c and wash hand basin. Radiator. Part tiled walls and floor. Air filtration system.

### Bedroom Five 9'11" x 7'7"

Double-glazed windows to the rear. Radiator. Wood laminate flooring.

### Utility Room 7'2" x 9'1"

Space and plumbing for washing machine. Space for tumble dryer. Large floor-mounted Glow worm gas combi boiler. Stainless steel sink and drainer. Tiled flooring. Tiled splashbacks. Radiator. Extractor fan. Double-glazed composite door to the rear.

### Rear Garden

Enclosed garden with rear gate access. Astro turf. Small storm porch. Cold water tap.

### FIRST FLOOR

Stairs rise up from the entrance hall with wooden hand rail and spindles.

### Landing

Wooden bannister. Stairs to the second floor. Communal entrance phone. Radiator. Doors leading to the Kitchen/diner, Living room and bedroom four.

### Bedroom Four 7'10" max x 10'3" narrowing to 6'11"

Double-glazed windows to the front. Wood laminate flooring. Radiator.

### Kitchen/Diner 21'11" max x 9'2" max

Double-glazed windows to the front. Open plan kitchen diner and part open to the living room. The dining area has wood laminate flooring and a radiator. The kitchen is fitted with wall and base units with Granite worktops. Four-ring induction hob with glass splashback screen and

cooker hood over. Integrated double oven and microwave with plate warmer. Stainless steel sink with draining groves within the countertop. Integrated full-length dishwasher and fridge freezer. Pull-out pan drawers. Tiled flooring in the kitchen.

### Living Room 17'6 x 9'

Double-glazed windows to the rear. Sliding patio doors to a sitting balcony with glass balustrade and outside light. Door leading back to the landing. Two radiators. Wood laminate flooring.

### SECOND FLOOR

Stairs rise up from the first floor landing with wooden handrail and spindles.

### Landing

Two built-in storage cupboards. Wooden



bannister. Stairs rise up to the third floor with a Mezzanine-style balcony.

**Bedroom One 8'4" x 10'11"**

Double-glazed window to the front. Radiator. Wood laminate flooring. Door to en-suite.

**En-suite 6'10" x 5'1"**

Double shower with glass splash back screens, w/c and wash hand basin. Shaver point. Extractor. Part tiled walls and tiled flooring. Heated towel rail.

**Bedroom Two 12'11" x 8'3" max**

Double-glazed window to the rear. Wood laminate flooring. Fitted wardrobe. Radiator.

**Bedroom Three 9'1" x 8'10"**

Double-glazed window to the rear. Wood laminate flooring. Radiator.

**Family Bathroom 8'9" x 5'10"**

Obscure double-glazed window to the front. Bath with plumbed shower off the tap. W/c and wash hand basin. Part tiled walls and tiled flooring. Heated towel rail. Shaver point. Extractor fan.

**THIRD FLOOR**

Small open mezzanine balcony. Double-glazed door leading to a roof terrace garden. Radiator.

**Roof Terrace**

U shaped roof terrace garden which offers a large sitting area.


**Additional Information**

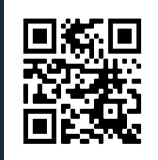
Off-street parking to the front driveway and garage.

We have been advised that the property is Freehold but have not seen any legal documents to verify this. Council Tax G



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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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<https://www.hern-crabtree.co.uk>



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