

Francis Street

CARDIFF POINTE, CARDIFF, CF11 0JX

GUIDE PRICE £485,000

**Hern &
Crabtree**



Francis Street

Modern Townhouse with No Onward Chain. Located in the prestigious Cardiff Pointe development near the International Sports Village, this spacious mid-terrace townhouse accommodation spans over three floors, offering over 1,500 square feet of versatile living space. Recently redecorated and newly carpeted, this home is ready to move into and features a stunning rooftop terrace with composite decking, complete with dual-aspect views of the marina and Cardiff Bay.

The Tour

The Ground Floor. As you enter through the glass-fronted internal porch, you're greeted by a main hallway offering storage and access to an integral garage. The garage is professionally fitted out with durable rubber flooring, making it ideal for use as a gym. The ground floor also includes a cloakroom, utility room, and a flexible bedroom or office. From the utility room, step out to the patio garden with gated rear access, perfect for easy maintenance.

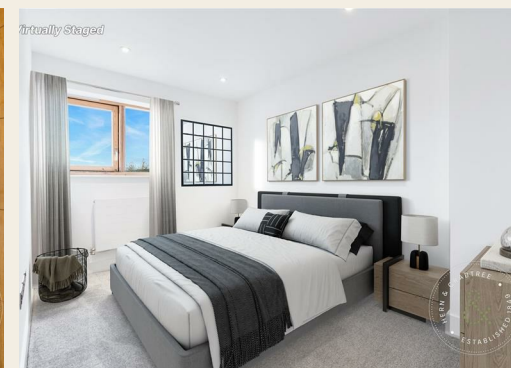
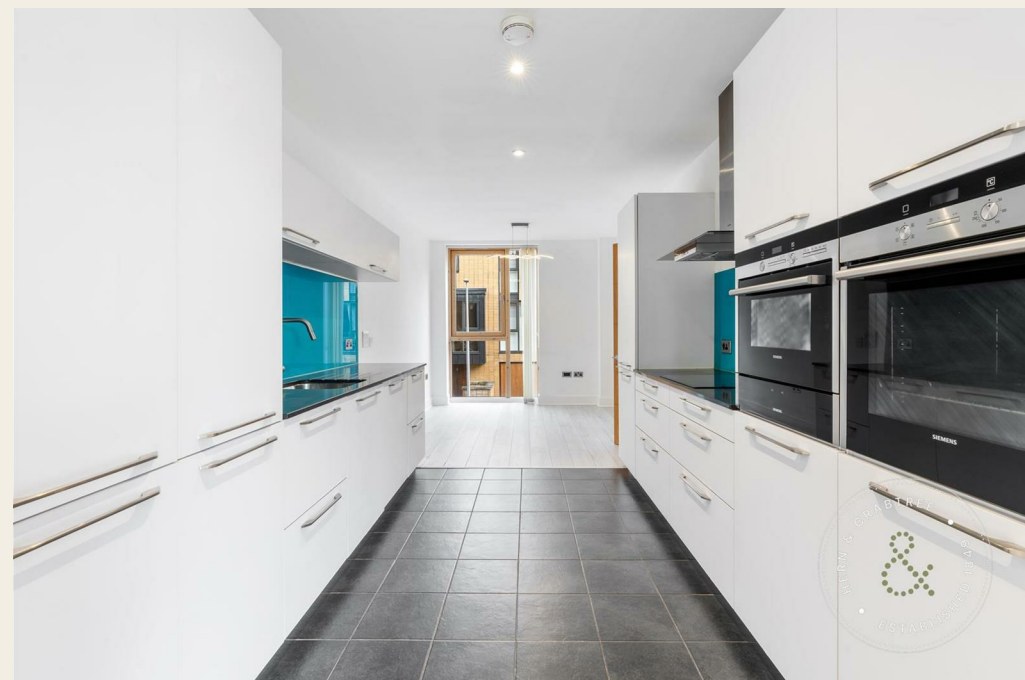
The First Floor presents an elegant broken-plan layout, with a bright living room featuring a charming balcony, a sleek white modern kitchen, and a dining area ideal for entertaining. An additional bedroom is also located on this floor, with stairs leading to the upper levels.

The Second Floor hosts three well-proportioned bedrooms, including a primary bedroom with an en-suite, along with a family bathroom. Crowning this home is the impressive rooftop terrace, accessible from a small landing on the Third Floor. Equipped with power points and showcasing views of the marina, Penarth, and Cardiff Bay, this expansive outdoor space is perfect for relaxing or entertaining while taking in the beautiful waterside scenery.

Flexible Living

Whether you're seeking a five-bedroom family home, a work-from-home haven, or additional spaces for a gym or dressing room, this property offers unmatched versatility to suit your lifestyle. Don't miss the opportunity to secure this stylish, move-in-ready home in one of Cardiff's most desirable locations.

- Modern Large Town House
- Re-Decorated Throughout
- Integral Garage Ideal For Gym
- EPC - C
- Flexible Accommodation
- Roof Terrace With Marina Views
- Five Bedrooms, Two Bathrooms
- Utility Room and Cloakroom
- Council tax band - G
- No Onward Chain



1559.00 sq ft

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 / Office

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.

Integral Single Garage / Gym

Electric wood single up and over door to front aspect. Offers newly professionally installed hardwearing rubber flooring ideal for gym or studio. Offers power points, light and water tank with pump. Cold water tap.

Rear Garden

Enclosed garden with rear gate access. Laid with Patio. Small storm porch. Cold water tap.

FIRST FLOOR

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

Landing

Wooden banister. 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 grooves 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. Door leading back to the landing. Two radiators. Wood laminate flooring.

Balcony

Small sitting balcony with glass balustrade to the rear aspect. Outside light.

SECOND FLOOR

Stairs rise up form 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. Newly carpeted. 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. Newly carpeted. Radiator.

Bedroom Three

9'1" x 8'10"
Double-glazed window to the rear. Newly carpeted. 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

Mezzanine balcony landing. Full length double-glazed door leading to a roof terrace garden. Radiator.

Roof Garden Terrace

U shaped roof terrace garden which offers a large sitting area. Outside power points. Composite decking. Views towards marina, partial views towards Penarth and Cardiff Bay.

Additional Information & Charges

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
We are advised that all properties pay an annual site fee of approximately £220 to cover all communal maintenance. We have not had this figure confirmed to us by our client and will need to be verified by your legal representatives prior to exchange of contracts

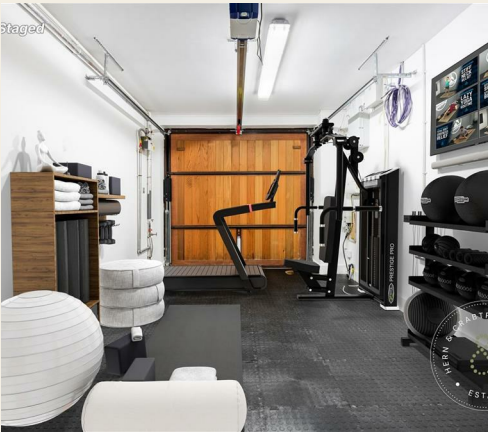
Location & Surroundings

Cardiff Pointe is situated in Cardiff Bay, one of the city's most desirable areas. Its proximity to the International Sports Village, the Marina, and Cardiff Bay means residents enjoy stunning waterside views, a serene atmosphere, and easy access to a wide range of leisure activities. Many properties have views of the Bay, the Marina, or even across to Penarth. There are plenty of opportunities for walks, cycling, and enjoying the waterfront. Urban Convenience: The area is close to Cardiff city centre, which is just a short drive or

public transport journey away. The International Sports Village includes an Olympic-sized swimming pool, ice rink, white-water rafting centre, and fitness facilities. Cardiff Bay is home to the Mermaid Quay development, featuring a variety of restaurants, cafes, and boutique shops. Major shopping centres like St David's in the city centre are also easily accessible. The Wales Millennium Centre, cinemas, and live music venues are nearby, offering a rich cultural experience. Cardiff Pointe fosters a sense of community, appealing to professionals, families, and retirees alike. Cardiff Pointe is well-connected, with easy access to the M4 motorway and Cardiff Airport. Local bus and train links connect the area to the city centre and beyond. Cardiff Pointe offers a unique mix of urban sophistication and waterfront tranquillity. It's ideal for those who want modern, stylish living with the Bay's natural beauty at their doorstep.

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.

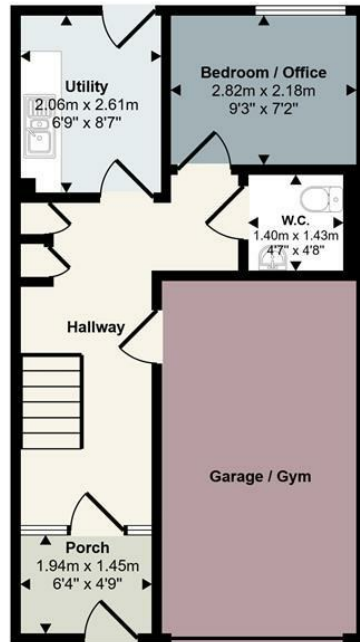
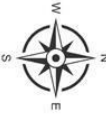




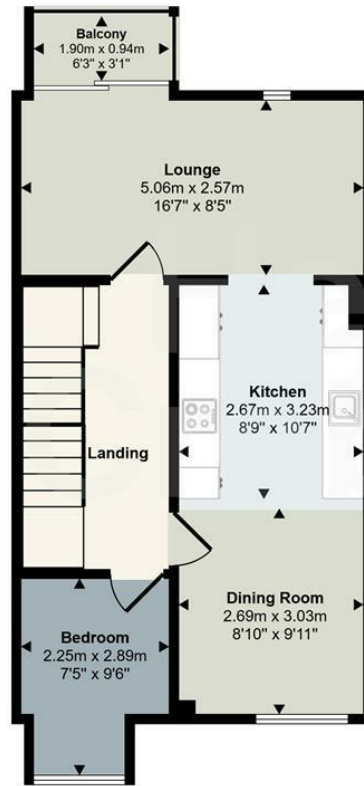
Virtually Staged



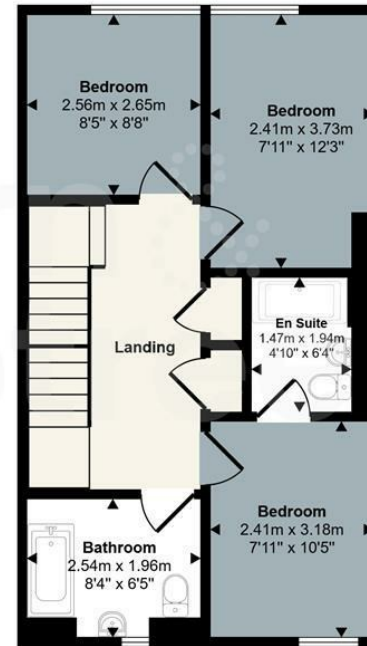
Approx Gross Internal Area
145 sq m / 1559 sq ft



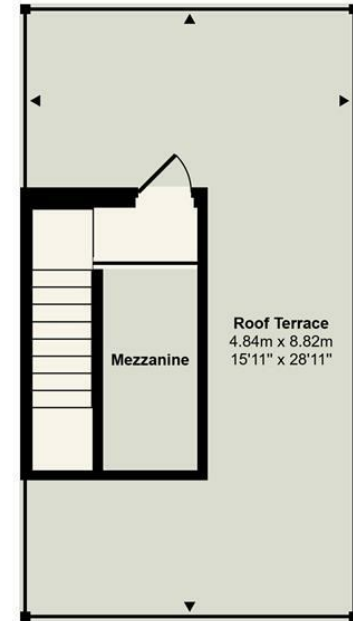
Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 47 sq m / 511 sq ft



Second Floor
Approx 47 sq m / 503 sq ft



Third Floor
Approx 5 sq m / 55 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	78	
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		