

Francis Street

CARDIFF, CF11 0JX

GUIDE PRICE £500,000

Hern &
Crabtree



Francis Street

Nestled within one of Cardiff Pointe's most esteemed developments, this exceptional four-bedroom townhouse offers a rare opportunity to acquire a residence that seamlessly blends contemporary design with enduring quality. Constructed by renowned builders Kier, known for their commitment to excellence, this home stands as a testament to superior craftsmanship and thoughtful design.

Upon entering, you are welcomed into a spacious hallway that sets the tone for the rest of the home. The ground floor features a versatile room, ideal for a home office or snug, and provides access to the integral garage. Ascend to the first floor, where the open-plan kitchen and dining area becomes the heart of the home. The kitchen boasts high-spec Porcelanosa sanitary ware, underscoring the attention to detail and quality that permeates the property. The living room, located on the first floor, offers a tranquil retreat, with large windows framing views of the surrounding area.

Throughout the home, the owners have invested in premium upgrades, including luxurious wool carpets and bespoke flooring choices that enhance the property's aesthetic appeal. The light, neutral colour palette selected early in the development ensures a clean, airy ambiance that complements various interior styles.

This townhouse has been meticulously maintained and lightly used, preserving its pristine condition. Its thoughtful design and high-quality finishes make it a standout choice for discerning buyers seeking a blend of style, comfort, and location.

Cardiff Pointe is a vibrant waterfront area that offers a unique blend of urban living and scenic beauty. Residents enjoy a plethora of amenities, including the Wales Millennium Centre, a variety of restaurants and cafes, and the picturesque Cardiff Bay Barrage. The area is well-connected to the city centre, providing easy access to Cardiff's cultural and commercial hubs.



1690.00 sq ft

Front

Off-street parking to the front, driveway and garage.

Porch

Enter through a high-security, steel-core composite door with double glazing and anti-terrorist grade protection. The entrance is sectioned off by a glass door with windows on either side into the hallway. Wooden effect porcelain tile flooring. Radiator. Fitted floor mat.

Hallway

Entered via double-glazed wood composite door to the front. Stairs to the first floor. Radiator. Wooden effect porcelain tile flooring. Door to garage and further doors to cloakroom, reception room and utility.

Reception Room

9'5" max x 8'6" max
Double-glazed windows to the rear. Radiator.

Utility

9'1" max x 8'1" max
Space for tumble dryer. Large floor-mounted Glow worm gas combi boiler. Stainless steel sink and drainer. Tiled flooring. Tiled splashbacks. Radiator. Extractor fan. High-security, steel-core composite door with double glazing and anti-terrorist grade protection leading to the rear garden.

Cloakroom

4'8" max x 4'7" max
W/c and wash hand basin. Radiator. Tiled walls and floor. Air filtration system.

Landing

Stairs rise up from the entrance hall with wooden handrail and spindles. Wooden banister. Stairs to the second floor. Communal entrance phone. Radiator. Doors leading to the kitchen/diner, and lounge.

Kitchen/Diner

20'5" max x 17'7" max
Double-glazed windows to the front. Open plan kitchen diner and part open to the living room. The dining area has tiled flooring and a radiator. The kitchen is fitted with wall and base units with Granite worktops. Four-ring induction hob with 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.

Lounge

17'7" max x 12'4" max
Double-glazed windows to the rear. Sliding patio doors to a sitting balcony. Door leading back to the landing. Two radiators. Tiled flooring.

Balcony

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

Second Floor Landing

Stairs rise up from the first floor landing with wooden handrail and spindles. Wooden bannister. Stairs rise up to the third floor with a Mezzanine-style balcony.

Bedroom One

10'6" max x 9'1" max
Double-glazed window to the front. Radiator. Door to En-Suite. Door to walk-in wardrobe.

En Suite

6'10" max x 4'6" max
Double shower with glass splashback screen, w/c and wash hand basin. Shaver point. Extractor. Part tiled walls and tiled flooring. Heated towel rail.

Bedroom Two

13'11" max x 8'8" max
Double-glazed window to the rear. Radiator.

Bedroom Three

8'7" max x 8'5" max
Double-glazed window to the rear. Radiator.

Bathroom

7'8" max x 6'7" max
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 Landing

Stairs rise up from the second floor landing with wooden handrail and spindles. Mezzanine balcony landing. Full length double-glazed door leading to a roof terrace garden. Radiator.

Roof 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.

Garage

Electric wood single up and over door to front aspect. Offers powerpoints, light and water pressure booster pump. Cold water tap.

Garden

Enclosed garden with rear gate access. Laid with astro turf lawn. Small storm porch. Cold water tap.

Communal Maintenance

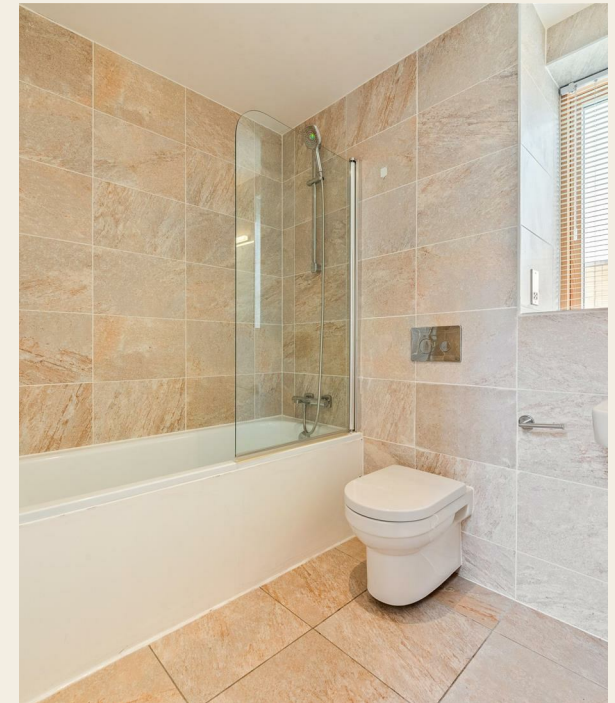
We are advised that all properties pay an annual site fee of approximately £215 to cover all communal maintenance.

Additional Information

Freehold. Council Tax Band G (Cardiff). EPC rating B.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	90
(81-91) B		
(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



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