

Phoenix Way

HEATH, CARDIFF, CF14 4PR

£325,000

Hern &
Crabtree



Phoenix Way

A well-presented three-bedroom end-of-terrace townhouse, ideally positioned in the popular Heath area of Cardiff, within easy reach of the University Hospital of Wales, excellent transport links and a wide range of local amenities. A great selection of shops, supermarkets, cafés, restaurants, schools and everyday amenities can all be found in walking distance, along with parks and green spaces.

Arranged over three floors, the property offers versatile and well-proportioned accommodation. The ground floor comprises a welcoming entrance hallway, a large storage cupboard, cloakroom with WC, and bedroom three, with access to a sunny west-facing courtyard garden to the rear. There is also direct internal access to the garage from the ground floor, adding further practicality.

To the first floor is a spacious living room with access onto a front-facing balcony, providing a lovely spot to enjoy the morning sun. Alongside is a separate kitchen/dining room with plenty of space for both cooking and entertaining, while a useful double cupboard provides additional storage on this level.

The second floor is home to the primary bedroom with en-suite shower room, a further double bedroom and family bathroom.

Heath is one of Cardiff's most popular residential areas, particularly well placed for the University Hospital of Wales and offering convenient access to the city centre and M4.

Offering flexible accommodation, useful storage, outside space, a garage and balconies across three floors, this appealing townhouse would make an excellent family home or investment in a highly convenient Cardiff location.



Approx 1130.00 sq ft

Entrance Hall

Door to front, radiator, fitted carpet, stairs to the first floor.
Built-in storage cupboard, door to garage, door to bedroom three and WC, stairs to the first floor.

WC

Two piece suite comprising pedestal wash hand basin and close coupled WC. Radiator, half height tiled walls, Karndean luxury flooring.

Bedroom Three

14'9 x 8'9

Double glazed PVC French doors offering access to the garden, PVC double glazed window to the rear, radiator, fitted carpet.

First Floor Landing

Stairs rise up from the entrance hall, radiator, fitted carpet, stairs to the second floor, built-in storage cupboard, doors to kitchen diner and living room.

Living Room

14'9 x 9'9

PVC double glazed window to the front, PVC double glazed French doors to balcony. Coved ceiling, fitted carpet, radiator.

Balcony

Decked floor, wrought iron surround, accessed from living room.

Kitchen Diner

14'9 x 8'9

Two PVC double glazed windows to the rear, radiator. Kitchen is fitted with a matching range of base and eye level Paula Rosa units, 1.5 bowl stainless steel sink and drainer with swan neck mixer taps. Space and plumbing for washing machine, space for fridge freezer, integrated four ring gas hob, integrated electric oven, extractor over hob. Coved ceiling, Karndean luxury flooring.

Second Floor Landing

Doors to bedroom one, two and bathroom, fitted carpet.

Bedroom One

12'1 to wardrobe x 8'9

Two PVC double glazed windows to the front, radiator, fitted carpet, built-in double wardrobe, door to en suite.

En suite

Three piece suite comprising shower cubicle with fitted power shower and glass door, tiled enclosure, pedestal wash hand basin, close coupled WC, radiator, half height tiled walls, Karndean luxury flooring.

Bedroom Two

12'1 x 8'9 max

Two PVC double glazed windows to the rear, radiator, airing cupboard housing condensing boiler, built-in wardrobe, fitted carpet, loft access hatch.

Family Bathroom

Three piece suite comprising panel bath with mixer taps to shower, pedestal wash hand basin, close coupled WC, radiator, half height tiled walls, Karndean luxury flooring.

External

Front

Driveway to garage.

Garage

14'1 x 8'4

Integral garage with access from driveway and entrance hallway. Garage has been boarded out and there is an insulated up and over door.

Rear Garden

Block paved, gate to communal garden area.

Additional Information

We have been advised by the vendor that the property is Freehold.

The estate charge for the maintenance of the communal areas in 2025 was £360.00 for that year. This is paid in two instalments.

Council Tax band - F
EPC - C

Disclaimer

Council Tax Band: F

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

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Ground Floor



First Floor

GOOD OLD-FASHIONED SERVICE
WITH A MODERN WAY OF THINKING



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(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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