Phoenix Way

HEATH, CARDIFF, CF14 4PR

£325,000

Hern & Crabtree

Phoenix Way

Can be offered with no onward chain. Set at the end of a quiet cul-de-sac in Heath, this well-presented three-bedroom townhouse offers around 1,130 sq ft of light, well-proportioned accommodation arranged across three floors. Its layout has an easy flexibility to it, with a ground-floor room opening directly onto the west-facing courtyard garden, making the space equally suited to guests, home working or everyday family life. An integral garage, driveway parking and a cloakroom add useful practicality.

The first floor is given over to the main living spaces. At the front, the generous sitting room opens through French doors onto a private balcony, creating a pleasant place for a morning coffee. To the rear, the separate kitchen and dining room has room to cook, gather and eat comfortably, with additional built-in storage on the landing. Upstairs, the principal bedroom has fitted wardrobes and its own en suite, joined by a further double bedroom and family bathroom. Together, the balcony and courtyard bring welcome outside space to a home designed around convenient city living.

The setting is particularly useful for life in north Cardiff. Heath Park is within easy reach, offering 91 acres of green space with woodland, sports pitches, tennis, play facilities and its popular model railway, while the University Hospital of Wales and Cardiff University's Heath Park campus are also close by. Caerphilly Road and neighbouring Birchgrove and Rhiwbina provide supermarkets, GP, cafés and everyday amenities. Birchgrove, Ty Glas and Rhiwbina railway stations offer useful links towards central Cardiff, while nearby schools include Birchgrove Primary, Ton-Yr-Ywen Primary and Ysgol Gymraeg Melin Gruffydd. With convenient road connections towards the city centre and M4, Phoenix Way retains the quieter feel of a residential cul-de-sac. It is a balanced, versatile home that combines generous internal space with the practical advantages of a well-connected Cardiff address.

Approx 1130.00 sq ft

Council Tax Band: F

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

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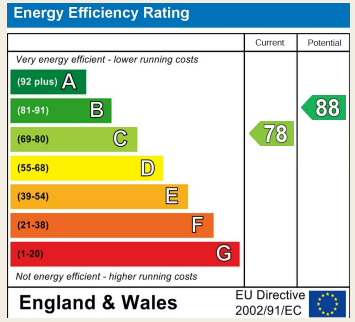

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