

Phoenix Way

HEATH, CARDIFF, CF14 4PR

£325,000

Hern &
Crabtree

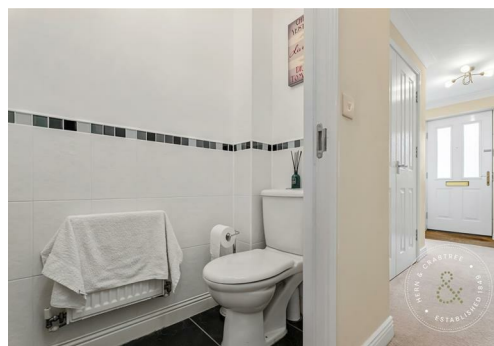
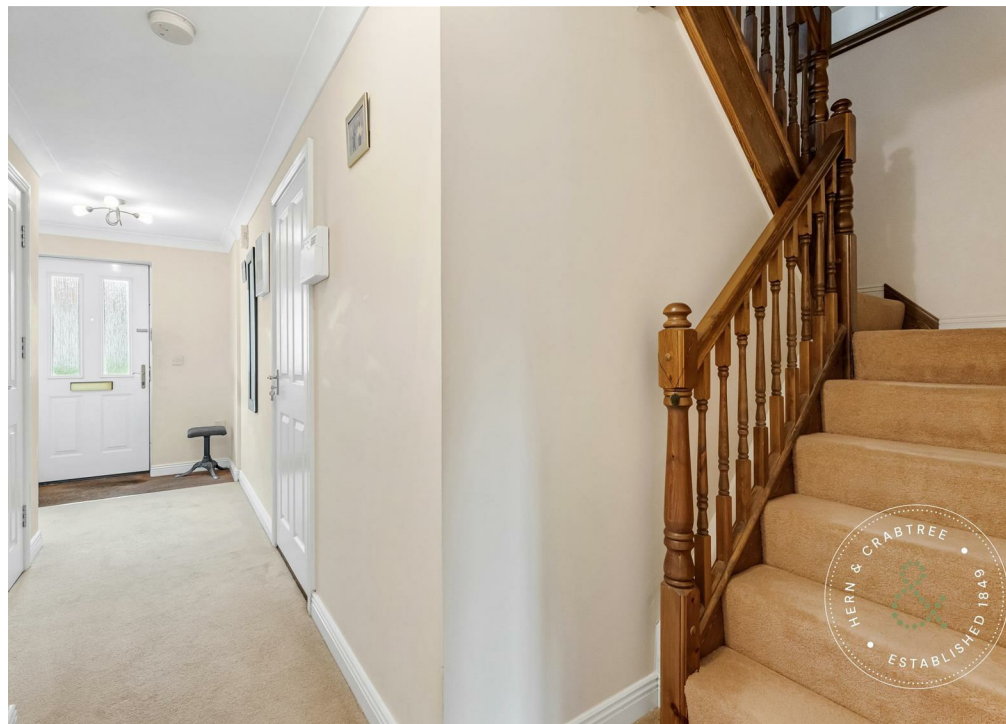


Phoenix Way

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

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.

Phoenix Way

Hern & Crabtree



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



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.