

Phoenix Way

HEATH, CARDIFF, CF14 4PR

GUIDE PRICE £295,000

**Hern &
Crabtree**



Phoenix Way

Hern & Crabtree are pleased to present this three bedroom townhouse located in Heath. Brilliantly located within easy walking distance of amenities including several supermarkets, doctors surgery, bus links, Ton-Yr-Ywen Primary School and also the University Hospital of Wales and Heath park.

The property has been redecorated throughout & comprises entrance hall with WC, and reception room/third bedroom to the ground floor. On the first floor is the lounge and a kitchen diner complete with white goods, while on the second floor are two double bedrooms (one ensuite) and a family bathroom. Externally there is a courtyard garden to the rear, driveway and garage to the front.

Don't miss out on the opportunity to make this house your own. Whether you're a first-time buyer or looking to upsize, memories are waiting to be made. Book a viewing today and start envisioning your future in this lovely home.



1163.00 sq ft

Reception hall

Panelled front door to the hallway. Feature flooring. Radiator. Coving to the ceiling. Integral access to the garage. Door to ground floor cloakroom. Door to built in storage. Staircase rising to the first floor. Door to:

Cloakroom

A two piece suite in white comprising: WC and wash hand basin. Walls are part tiled. Radiator. Extractor.

Bedroom three / or lounge

Double opening double glazed french doors to the rear elevation giving access to the garden. Double glazed window to the rear elevation with aspect to the garden. Feature flooring. Radiator. Power points. TV aerial point. Coving to the ceiling.

Landing

Staircase rising to the second floor. Double doors to storage cupboard. Door to kitchen/ dining room and door to bedroom.

Kitchen/ dining room

An open plan, modern kitchen/ diner with a range of matching wall and base units with cupboards and drawers offering storage with complementary work surfaces over. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor fan over. Space for dishwasher. Space for table and chairs. Two double glazed windows to the rear elevation. Coving to the ceiling. Radiator. Power points.

Lounge / or bedroom

Double glazed double opening french doors to a balcony. Double glazed window to the front elevation. Radiator. Coving to the ceiling. Power points. TV aerial point.

Landing

Doors to bedrooms and bathroom.

Bedroom one

Two double glazed windows. Coving to the ceiling. Built in double wardrobes. Door to:

En suite shower room

A three piece suite comprising: shower cubicle, pedestal

wash basin and WC. Walls are part tiled. Electric shaving point. Extractor.

Bedroom two

A second double bedroom. Two double glazed windows. Radiator. Built in wardrobe.

Bathroom

A three piece suite comprising: panelled bath, wash hand basin and WC. Walls are part tiled. Radiator. Extractor.

Outside

To the front of the property is a driveway offering parking facilities and in turn access to the garage. The rear garden is of low maintenance and mainly paved. Pedestrian rear access.

Disclaimer

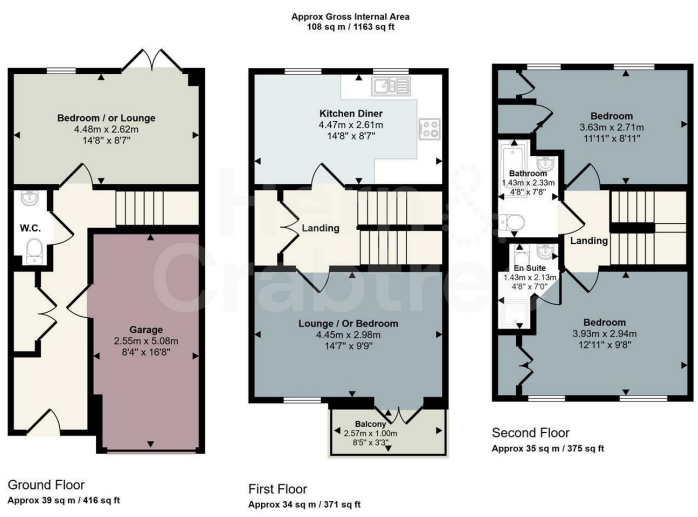
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Please note

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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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