

Phoenix Way

Heath, Cardiff CF14 4PR



- Three Bedroom Townhouse
- Unfurnished

- White Goods
- Excellent Condition

- Off Road Parking
- EPC C

****THREE BEDROOM TOWNHOUSE**** Hern & Crabtree present this much improved and beautifully presented end of link three storey townhouse. Homely and beautiful, this property has a huge number of benefits including refitted bathroom, cloakroom, and en-suite. . Having the choice of a low maintenance garden which is perfectly placed for the daytime sunshine or the balcony in which to enjoy the evening sunshine adds to the list of features of this lovely home. Available at £950pcm* (admin fees apply). Strictly Professionals in full time employment only. EPC Rating C.

Entrance

Via front path with a parking hardstand to a PVCu panelled front door with inset double glazed panel that opens to the hall.

Hallway

Welcoming entrance hall with alarm panel for house alarm, power points, telephone socket, radiator, double inbuilt cupboard, carpeted stairs rising to the first floor and doors to the cloakroom, study/bedroom three and the cinema room.

Cloakroom

Refitted ground floor cloakroom with push button low level WC and pedestal wash hand basin with mixer taps, wall mounted mirror cabinet, chrome heated towel rail, tile floor and tile walls to half height.

Bedroom Three/Study 14'09 x 8'09 (4.50m x 2.67m)

Currently utilised as a study this room offers flexible living as was originally intended as a bedroom. A light room with a double glazed window to the rear and double glazed double doors that open to the sunny rear garden area. Radiator, power points, aerial and telephone sockets.

Cinema room /garage conversion 12'03 max x 8'01 (3.73m max x 2.46m)

Formally part of the integral garage this bonus room is ideal for use as a cinema/TV room, with coved ceiling, radiator and power points. The front remains part of the original garage allowing for storage with up and over door access from outside (stud wall can be removed for full conversion subject to any relevant permission or could be used as a garage).

First floor

Landing

Double cupboard, stairs rising to first floor and doors to the kitchen and lounge.

Lounge 14'09 x 9'09 (4.50m x 2.97m)

Principal reception room with double glazed window to front and double glazed French doors to the balcony. Radiator and coved ceiling, power points, telephone socket, aerial socket, Substantial balcony with space for dining table and chairs from which to take in the late afternoon and evening sun.

Kitchen/Diner 14'09 x 8'08 (4.50m x 2.64m)

Open plan kitchen/diner with fitted kitchen to three walls with a range of floor and wall units with wood effect work surfaces over, inset one and half bowl stainless sink unit with mixer tap and drainer. Integrated chrome oven with gas hob over, cooker hood and stainless steel splash back. Space for washing machine, dishwasher and fridge freezer, and open plan to a dining area with ample space for a dining table and chairs. Radiator, power points, telephone socket and two double glazed windows overlooking the rear.

Second floor

Landing

Doors to the master bedroom, the second bedroom and the bathroom.

Master bedroom 12'11 x 9'06 (3.94m x 2.90m)

Well presented master bedroom with two double glazed windows to the front, fitted double wardrobes, power points, telephone and aerial sockets, radiator and fitted cupboard. Door to refitted en-suite.

En-Suite

Refitted en-suite to include a push button low level WC, a pedestal wash hand basin and a walk in shower with screen. Chrome heated towel rail, tiled floor and wall, wall mounted triple mirrored cabinet.

Bedroom Two 12'01 x 9'01 (3.68m x 2.77m)



A bright second bedroom with two double glazed windows overlooking the rear, cupboard housing a gas boiler (serviced annually, most recently in March 2018), with slatted shelving over and a fitted cupboard with hanging space, access to loft, partly boarded with pull down ladder.

Bathroom

Refitted three piece bathroom with push button low level WC, pedestal wash hand basin and a twin grip panelled bath with over head shower. Chrome heated towel rail, wall mounted mirrored cabinet, tile floor and tile walls.

Outside

Front

Hardstand with parking and access to store area that was formally part of the garage.

Rear

Rear garden with a south facing aspect which is perfectly positioned for the daytime sun. The garden is a low maintenance paved sun courtyard with low level walling and wrought iron fencing and gate to the rear, perfect for al fresco dining with outside tap, lights and power points, accessed via the French doors from bedroom three/study.