



15 Francis Street, Cardiff, CF11 0JX

Price £464,950

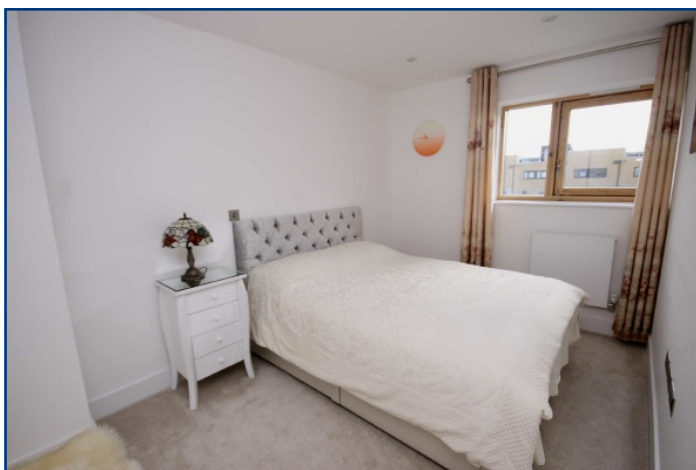
BRINSONS & BIRT

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BRINSONS & BIRT

Stylish executive contemporary town house, built and finished to a superbly high specification. Situated in this most desirably prime location within Cardiff Bay, this property enjoys expansive views of both the water and hills from it's large wrap around roof terrace.

The accommodation is over three floors and comprises four bedrooms with an en suite to the master bedroom, living room with balcony, kitchen and dining room, ground floor utility room and integral garage. In addition to the spacious roof terrace is an enclosed rear garden.



ACCOMMODATION

Entrance on the ground floor leads to a hallway with door to inner hallway leading to the utility room, fourth bedroom (currently used as a study), and cloakroom/W.C. There is an internal door to the garage. The first floor landing gives access to the living room and dining room, and stairs leads to the second floor. The living room, which has a balcony overlooking the rear garden, opens through into the kitchen which then opens into the dining room. To the second floor are three bedrooms and bathroom. The master bedroom has an en suite shower room, and walk in closet. Stairs then give access to the third floor landing and a door to the roof terrace, which enjoys panoramic views to all aspects.

GROUND FLOOR:-

Entrance Hall

Enclosed hall with glazed door, and adjacent oak framed glazed panels, giving access to inner hallway. Fitted shoe storage. Porcelain floor tiles. Radiator. Inset ceiling spotlights.

Inner Hallway

Stairs to first floor with oak balustrade and spindles. Fitted wool carpets to the stairs. Porcelain tiled floor. Radiator. Doors to garage, cloakroom/WC, study/bedroom four, and utility room. Under-stair storage cupboard. Inset ceiling spotlights.

Study / Bedroom Four 9'11" x 8'6" (3.02m x 2.59m)

Full height windows overlooking the rear garden. Fitted carpet. Radiator.

Utility Room 9'1" x 7'3" (2.77m x 2.21m)

Work surface with inset stainless steel sink and drainer with mixer tap. Tiled splash-back with power points. Base cupboard. Porcelain tiled floor. Inset ceiling spotlights. Central heating system. Radiator. Space and plumbing for washing machine. Space for tumble dryer. Door giving access to the rear garden.

Cloakroom/WC 5'1" x 5' (1.55m x 1.52m)

Low level W.C. Wash hand basin. Tiled floor and splash-back. Radiator. Extraction fan.

FIRST FLOOR:-

Landing

Fitted carpet. Stairs to second floor, with fitted wool carpet. Doors to lounge and dining room. Oak balustrade.

Living Room 17'7" x 12'4" max (5.36m x 3.76m max)

Light coloured porcelain tiled floor. Patio door giving access to the decked balcony with glazed panels and privacy screen. Full height window to the rear aspect. Radiator. Inset ceiling spotlights. Opening into the kitchen.

Kitchen 11'3" x 9'2" (3.43m x 2.79m)

Fitted kitchen comprising base units, drawer units, wall cabinets, and tower units with built in oven, microwave and grill, fridge and freezer. Composite stone work surfaces with engraved drainer board and inset stainless steel sink. Splash-back. Induction hob with cooker hood over. Integrated dishwasher. Inset ceiling spotlights. Porcelain tiled floor continued from living room and into dining room.

Dining Room 17'7" x 10' max (5.36m x 3.05m max)

Porcelain tiled flooring. Radiator. Two full height windows to the front aspect. Door to landing.

SECOND FLOOR:-

Landing

Doors to three bedrooms and bathroom. Oak balustrade. Fitted carpet. Stairs, with fitted wool carpet, to roof terrace.

Bedroom One 12'1" x 11' (3.68m x 3.35m)

Full height window to the front aspect. Fitted carpet. Radiator. Door to en suite. Walk in closet.

En Suite

Wash hand basin and WC with concealed cistern. Tiled wall and vanity mirror. Double shower cubicle with sliding glazed door and tiled walls. Inset ceiling spotlights. Heated chrome towel rail. Light coloured tiled flooring.

Bedroom Two 12'6" x 8'5" max (3.81m x 2.57m max)

Window to the rear aspect. Radiator. Fitted carpet. Inset ceiling spotlights.

Bedroom Three 9'1" x 8'10" (2.77m x 2.69m)

Window to the rear aspect. Radiator. Fitted carpet. Inset ceiling spotlights.

Bathroom 8'1" x 5'10" (2.46m x 1.78m)

Three piece suite comprising bath with shower over and glazed shower screen, wash hand basin, and WC with concealed cistern. Tiled walls. Vanity mirror and light. Light coloured floor tiles. Inset ceiling spotlights. Heated chrome towel rail. Obscure glazed window to the front aspect.

THIRD FLOOR:-

Roof Terrace

Wrap around decked roof terrace. Glazed panels to the rear aspect. Panoramic views.

OUTSIDE:-

Rear Garden

Enclosed by high level walls to three sides and wooden gate giving access to the vehicular courtyard.

Front

Bricked driveway to the front and bricked bin storage area. Remote control up and over electric garage door giving access to the garage.

Garage

Power and lighting. Internal door.







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