

29 Phoenix Way,  
Heath, Cardiff, CF14 4PR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£230,000**



Coach House

2

2

2

1

# Property Description

Modern two double bedroom, two bathroom coach house in the heart of Heath. The property offers an open plan lounge/ dining room, separate kitchen and two double bedrooms with two bathrooms. In addition the property also comes with a garage and an enclosed garden to the rear. Sold With No Onwards Chain.

Tenure Freehold

Council Tax Band D

Floor Area Approx 624 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

## ENTRANCE

Enter into hall via UPVC double glazed front door. Carpeted staircase leading to first floor. Smooth walls and ceiling with a central light pendant. Door leading into garage.

## LOUNGE/ DINING ROOM

16' 2" x 18' 4" (4.94m x 5.59 max m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. UPVC double glazed window to front and rear. Door leading into kitchen, bedroom one and two and bathroom.

## KITCHEN

10' 1" x 7' 0" (3.08m x 2.14m)  
Fitted with a range of base and eye level units with contrasting worktops over. Built in oven and gas hob with cooker hood over. Inset stainless steel sink unit plus drainer. Space for fridge/freezer and washing machine. UPVC double glazed window front. Smooth walls and ceiling with laminate flooring to finish.

## BEDROOM ONE

10' 0" x 10' 0" (3.07m x 3.05m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. UPVC double glazed window to front. Door leading to en suite shower room. Loft access to attic with built in ladder and flooring providing storage for the full length of property.

## EN SUITE

Fitted with a three piece bathroom suite comprising walk in double shower enclosure with WC and wash hand basin. Smooth walls and ceilings with a tiled splash back and vinyl flooring to finish. UPVC double glazed obscure window to rear..

## BEDROOM TWO

10' 0" x 10' 0" (3.07m x 3.05m)  
Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. UPVC double glazed window to front.

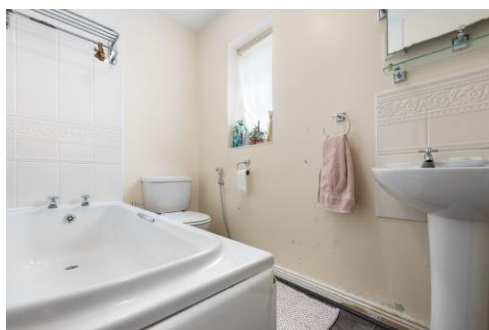
## BATHROOM

Fitted with a three piece bathroom suite comprising bath, WC and wash hand basin. Tiled splash back with smooth walls and ceilings and vinyl flooring to finish. UPVC double glazed window to rear.

## OUTSDIE / GARAGE

One allocated parking space to the front leading to a single garage with an up and over garage door. Paved pathway leading to front door. Side access leading to an rear courtyard garden with metal fence surrounding boundary.

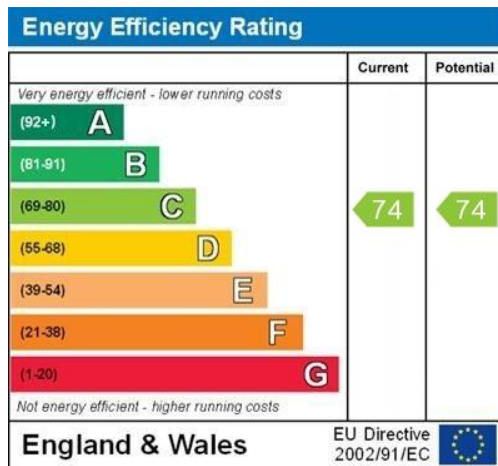
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**Birchgrove 029 2052 9026**

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