

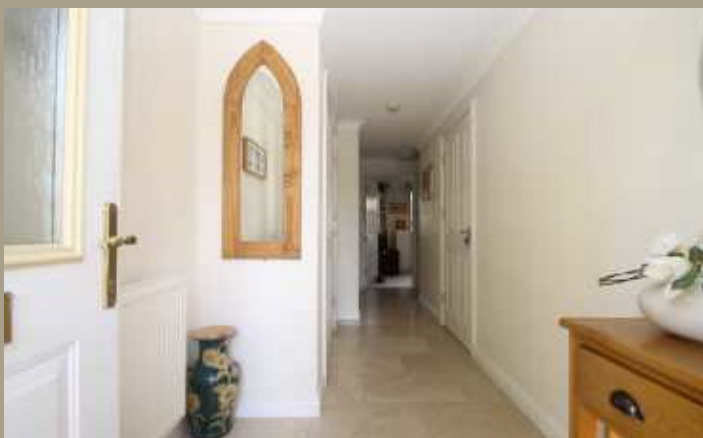
Phoenix Way

Cardiff CF14 4PQ

- End terrace townhouse
- Four double bedrooms inc master with en-suite wet room & en-suite shower room to 2nd
- Well presented throughout
- Kitchen / Diner
- Balcony
- Cloakroom
- Driveway & integral garage
- Popular location

Guide price £260,000

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Townhouse with a difference! This beautifully presented property has the added bonus of a loft conversion giving four floors of generous and well laid out accommodation throughout. Conveniently located in an ever popular development within the heath area offering access to local amenities, with great transport links and an easy commute to both Heath hospital and the City Centre.

With accommodation briefly comprising of cloakroom, bedroom/reception room to the ground floor. Lounge with balcony and kitchen / diner to first floor, then two double bedrooms the first with en-suite shower room and a family bathroom to the second floor floor. And a stunning loft conversion to the third floor offering a generous master bedroom and luxury en-suite wet room. Externally the property benefits from easy maintenance rear courtyard, as well as front driveway offering off road parking leading to an integral garage.

Viewing is highly recommended to appreciate the properties size and beautiful presentation and can be arranged by contacting our Heath office on 02920 620202.

Entrance

Via PVCu door with obscured inset glazed panelling,

Hallway

Marble flooring, carpeted stairs rising to first floor, generous double cupboard for storage, access to all ground floor rooms plus internal garage. Radiator.

Cloakroom

Continuation of marble flooring, white two piece suite with low level W/C, pedestal wash hand basin, tiled floor and half tiled walls with pattern border. Radiator.

Bedroom Four / Second reception room 14'09 x 8'09 (4.50m x 2.67m)

Laid to fitted carpet, with PVCu double glazed window to rear aspect and PVCu glazed French doors leading out onto courtyard. Radiator.

First floor

Landing

Laid to fitted carpet, carpeted stairs rising to second floor, double built in cupboard offering generous storage space. Doors to first floor rooms. Radiator.

Lounge 14'10 x 9'09 (4.52m x 2.97m)

Bright living space laid to fitted carpet, modern design up stand radiator. Benefiting from not only PVCu double glazed window to front aspect but also PVCu double glazed French doors leading out onto:

Balcony

To front of property offering seating area enclosed via wrought iron balustrade around.

Kitchen / Diner 14'09 x 8'09 (4.50m x 2.67m)

Modern fitted kitchen offering a range of contrasting wall and base units and ample work surface over incorporating inset stainless steel one and half bowl sink with drainer, four ring gas hob with chimney style extractor hood over and electric oven below, integrated dishwasher and space and plumbing for under counter washing machine. Space for freestanding fridge/freezer. PVCu double glazed window to rear. Laid to wood effect Karndean flooring.

Kitchen open into dining area continuation of Karndean flooring, with ample space for dining table and chairs, PVCu double glazed window to rear. Radiator.



Second floor

Landing

Laid to fitted carpet with doors to all second floor rooms. Carpeted stairs leading to third floor.

Bedroom Two 13'00 x 9'09 max (3.96m x 2.97m max)

Master bedroom laid to fitted carpet, offering two PVCu double glazed windows to front aspect, double built in wardrobes, radiator and door into:

Ensuite

Consisting of three piece suite with low level W/C, pedestal wash hand basin and shower unit, half tiled walls, radiator.

Bedroom Three 12'09 max x 9'00 max (3.89m max x 2.74m max)

Further double bedroom laid to fitted carpet, two PVCu double glazed windows to rear, storage cupboard plus airing cupboard housing the boiler offering additional storage. Radiator.

Bathroom

White three piece suite consisting of panelled bath with separate mains wall mounted shower over. Low level W/C and pedestal wash hand basin. Mosaic effect tiled splash backs and marble tiled flooring. Radiator.

Third floor

Landing

Laid to fitted carpet, Velux window.

Bedroom One 19'11 narrowing to 15'09 x 15'01 narrow to 9'06 (6.07m narrowing to 4.80m x 4.60m narrow to 2.90m)

Master bedroom laid to fitted carpet, storage into eaves, PVCu double glazed picture window to rear, Velux window. Inset spot lighting, modern design up stand radiator. Door into:

Ensuite wet room

Luxury natural stone fully tiled wet room with wall mounted shower, low level W/C and wall hung wash hand basin. Extractor fan and inset spot lights, Velux window. Heated towel rail.

Outside

Front

Driveway leading to integral garage and path to front door.

Rear

Courtyard garden, block paved, boundary walls with high pillars either side.

Integral garage

Access internally from ground floor hallway, single garage with up and over door, power and lighting.

Tenure

We have been advised by the vendor that the property is FREEHOLD.



