

Phoenix Way,
Heath, Cardiff,
CF14 4PQ

THOMAS H WOOD

Asking Price
£189,950

2 Bedrooms
Apartment

A rare opportunity to acquire a larger than average, two double bedroom ground floor apartment, in the Heath, Cardiff. Property being sold with no onward chain. Offering an impressive footprint and a lifestyle centred around light, space and convenience, Phoenix Way is ideally located within the block and a short distance to the University Hospital of Wales and the excellent local amenities. The apartment is well presented and decorated to a good standard throughout. Benefits include, gas central heating, electrical safety certificate, allocated parking space and a bright open plan layout enhanced by a bay window and excellent natural light. Furthermore, French doors from the second bedroom open directly onto the communal gardens, creating a seamless connection to outside space rarely found in apartments of this style. The property is an ideal home for first time buyers, downsizers or investors alike. Viewings are recommended to appreciate this excellent opportunity.



COMMUNAL ENTRANCE
Secure communal entrance leading to the ground floor apartment.

ENTRANCE HALL
An 'L' shaped hallway with side aspect window, double storage cupboard, radiator and entry phone system providing access to all rooms.

OPEN PLAN LOUNGE/KITCHEN/DINER
17'1" x 20'0"
A generous open plan living space designed for modern living, featuring a bay window and additional rear aspect windows allowing excellent natural light. Laminate flooring runs throughout the living area and offers ample space for sofas and dining table and chairs. Open plan to;



Features

- Larger than average ground floor apartment
- Two double bedrooms
- Bay fronted open plan living space
- French doors from bedroom two to communal gardens
- No Onward chain
- Allocated parking space
- Walkable distance to the university hospital of Wales
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

KITCHEN
8'2" x 9'8"
The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap, integrated washer/dryer, integrated oven, four ring gas hob with stainless steel splashback and extractor hood, space for fridge/freezer and concealed gas combination boiler

BEDROOM ONE
10'5" x 9'8"
A well proportioned double bedroom with built-in double wardrobe, laminate flooring, radiator.

BEDROOM TWO
9'3" x 8'5"
A double bedroom with laminate flooring, built-in wardrobe and french doors opening directly onto the communal gardens.

BATHROOM
8'0" x 6'0"
A modern suite comprising WC, wash hand basin and 'p' shaped bath with plumbed shower and glass screen, half tiled walls, radiator, extractor fan and shaver point.

OUTSIDE
Well maintained communal gardens and an allocated parking space with additional visitor parking.

TENURE
LEASEHOLD

Terms of Lease 125 years from 2006 104 years remaining
Service Charge £1260 every 6 months in June & Jan (includes all water bills for the property)
Ground Rent £175 p.a.

COUNCIL TAX
Band D



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C

Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 682.60 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C







Ground Floor

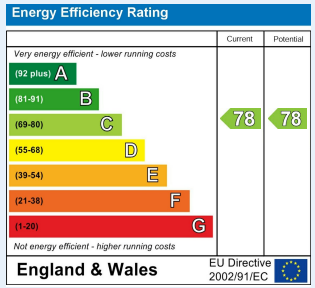
Approx. 682.6 sq. feet



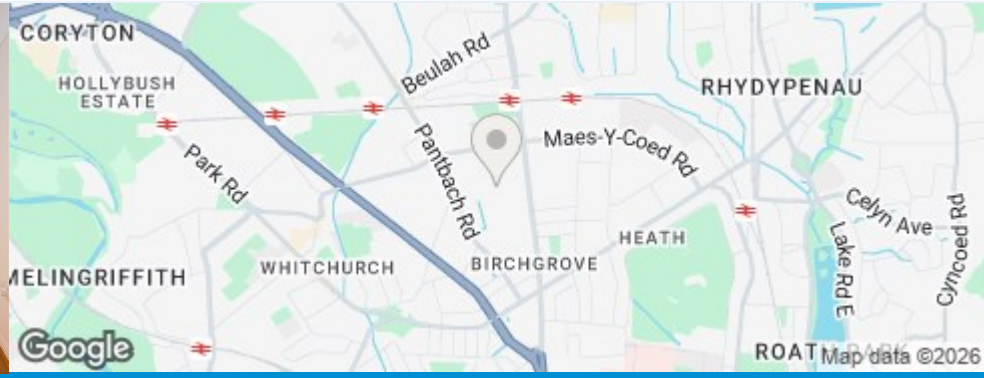
Total area: approx. 682.6 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA