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CARDIFF

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BRISTOL



Francis Street



Francis Street is a modern and select development of stylish town houses. Well placed for links into Cardiff City Center and the M4 corridor. Francis Street is also perfectly located for access into Cardiff Bay with its superb and vibrant nightlife. Just around the corner you will find Cardiff's International Swimming Pool and the White Water Rafting Center.

Comments by Mr Paul Davies



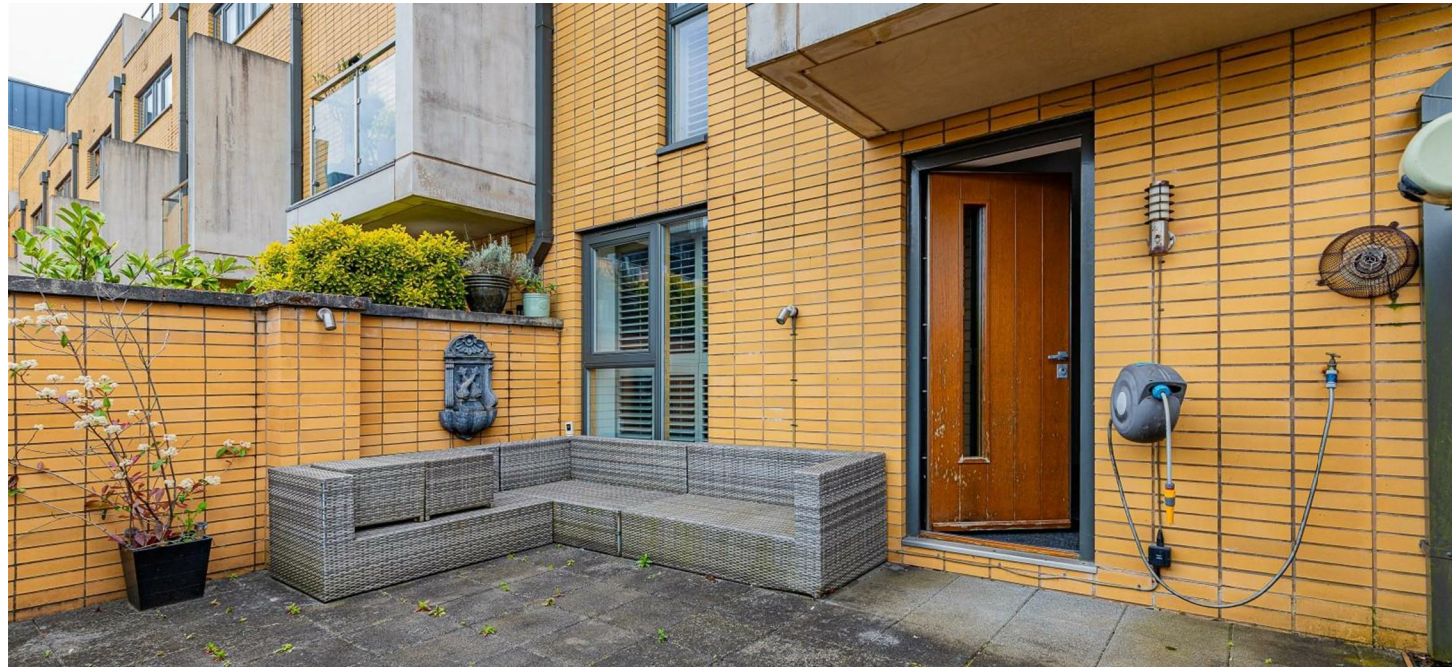
Property Specialist
Mr Paul Davies
Property Management Co-ordinator
paul.davies@jeffreycross.co.uk



This house has been the perfect base for our family to enjoy everything Cardiff and the surrounding areas have to offer. It provides generous, low-maintenance living space, with the added bonus of a prime waterfront location that brings both convenience and a wonderful sense of lifestyle. We have loved living here but a new chapter beckons.

Comments by the Homeowner





Francis Street

, Cardiff, CF11 0JX

£465,000



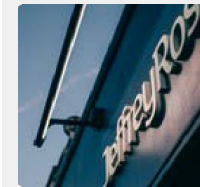
4 Bedroom(s)



2 Bathroom(s)



1528.00 sq ft



Contact our
Penarth Branch

02920415161

Jeffrey Ross are pleased to present for sale this stunning 4 bedroom town house located within the popular Cardiff Pointe Development. With its high specification and design plus spacious and versatile living over 3 floors this makes for a welcoming and stylish home. Built by Kier Homes.

Well situated for the sports village and access along the M4 corridor and into the City center itself with the nearby town of Penarth a short drive away.

Beautifully presented throughout and for sale with no ongoing chain. Briefly comprising spacious porch, welcoming entrance hall, ground floor cloakroom, study/bedroom 4 and utility room. To the first floor a spacious living room with access onto a glass fronted balcony and open to a stylishly fitted kitchen - granite worktop plus appliances and space for dining at the end and in turn open to a sitting area. To the second floor are the remaining 3 bedrooms - master with walk in closet plus en suite shower room and finally a family bathroom completes the accommodation.

Complimented with double glazing and gas central heating.

Off road parking to the front with an integral garage - electric door and an enclosed paved rear courtyard.

Viewing highly recommended

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Porch
Enter via secure composite door, glass door with glazed side panels lead into the hall.

Entrance Hall
Spacious and welcoming entrance, stairs rise to the first floor with cupboard under - automated light on entry plus power sockets, access into the garage.

Cloakroom
Contemporary suite comprising Porcelanosa wall mounted wash basin and close coupled wc - concealed cistern, tiled walls and floor, extractor fan.

Study/Bedroom 4 9'9" x 7'6" (2.97m x 2.29m)
Floor to ceiling window to rear, TV point, telephone point.

Utility Room 9'1" x 7'2" (2.77m x 2.18m)
Fitted base unit with laminate worktop and inset stainless steel sink & drainer with mixer tap, plumbed for washing machine with space for tumble drier, door to rear garden, wall mounted boiler, tiled floor.

First Floor
Access to both living rooms and stairs lead to the second floor.

Living Room 17'6" x 12'4" max (5.33m x 3.76m max)
Spacious main living room, window to rear plus sliding patio doors lead onto the rear glass fronted balcony, TV point, open to the kitchen.

Kitchen Diner 19'6" max x 9'6" (5.94m max x 2.90m)
Extensively fitted with a range of contemporary wall and base units with solid granite worktop with inset under mounted stainless steel sink and mixer tap, integrated dishwasher plus space for American style fridge/freezer and built in oven with warming tray plus built in combination microwave oven and induction hob with hood, inset wine chiller, features include soft close doors & drawers plus pull out chrome larder unit and pull out recycling bins, space to the end for dining, window to front.

Sitting Area 7'1" x 7'9" (2.16m x 2.36m)
Deep bay to the front with window to front.

Second Floor Landing
Access to all bedrooms and bathroom.

Bedroom 1 10'9" x 9'2" (3.28m x 2.79m)
Master double bedroom, window to front, TV point, telephone point, walk in 5' x 4' closet with light.

En Suite Shower Room
Stylishly appointed white suite by Porcelanosa to include a triple

enclosure, wall mounted wash hand basin and close couple wc with concealed cistern,, tiled walls and floor, heated chrome towel rail, twin shaver point, extractor fan.

Bedroom 2 12'5" x 8'4" (3.78m x 2.54m)
Double bedroom, window to rear, recess for wardrobes.

Bedroom 3 9'1" x 8'8" (2.77m x 2.64m)
Generous bedroom, window to rear.

Bathroom
Modern white suite by Porcelanosa to include panel bath with shower over and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled walls and floor, window to front, heated chrome towel rail, extractor fan.

Outside
Open frontage, enclosed bin store, exterior light, hardstand leading to the garage. Enclosed paved rear courtyard garden, boundary wall with gate, outside tap, exterior lighting.

Garage 18'7" x 10'1" (5.66m x 3.07m)
Generous integral single garage, remote control electric up & over door, light & power, fitted cupboards to one wall, courtesy door into the hall.

Information
We believe the property is Freehold.
Council Banding - Band G £3,355.00 (2026-2027)
Please note: There is a service charge of £314.72 payable in 6 monthly installments.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

