



**Africa Gardens, Heath Cardiff CF14 3BT**

**welcome to**

## **Africa Gardens, Heath Cardiff**

Situated in this tree lined road is this beautiful home with a wealth of original features located in this sought after location. The property has been recently updated with new windows and doors and deserves internal inspection. An ideal family home.

### **Ground Floor**

#### **Entrance**

Via recently fitted upvc front door with obscured glazed panel into:

#### **Hallway**

Original terrazzo tiled flooring, Stairs rising to first floor, radiator and access to:

#### **Lounge**

15' 5" into bay x 11' 5" ( 4.70m into bay x 3.48m )  
Double glazed bay window to front aspect, Original feature working fireplace, radiator, powerpoints, picture rail and coved ceiling.

#### **Kitchen**

11' 10" x 11' 10" ( 3.61m x 3.61m )  
Fitted with a range of wall and base level units with complementary wooden work surfaces over, sink unit, space for hob and oven, space for fridge/freezer, tiled splashbacks and original dresser unit with storage and display cabinets, radiator, access through to:

#### **Utility Area**

Window and door to the rear garden, wooden work surface, plumbing and space for washing machine, power points.

#### **Sitting Room**

17' 4" x 11' 3" ( 5.28m x 3.43m )  
Two windows to rear aspect, parquet flooring, Feature Fireplace with marble effect backplate and hearth, radiator, power points, wooden door with obscured panels.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' 4" into bay x 10' 11" ( 4.37m into bay x 3.33m )  
Double glazed bay window to front aspect and further double glazed window to the front aspect, Original fireplace with over mantle mirror, inset tiled surround and hearth, radiator, stripped wooden floorboards and powerpoints.

#### **Bedroom Two**

12' 1" x 11' 9" ( 3.68m x 3.58m )  
Double glazed window to rear aspect, Original feature fireplace, radiator and powerpoints.

#### **Bedroom Three**

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Window to rear aspect, original feature fireplace, radiator and powerpoints.

#### **Bedroom Four**

7' 3" x 6' 7" ( 2.21m x 2.01m )  
Half bay window to the front aspect, radiator, power points.

#### **Bathroom**

Fitted with a three piece suite comprising tiled bath, WC, wash hand basin and double glazed obscure window to side aspect.

### **Outside**

#### **Front Forecourt**

Enclosed forecourt area with pathway leading to the front door.

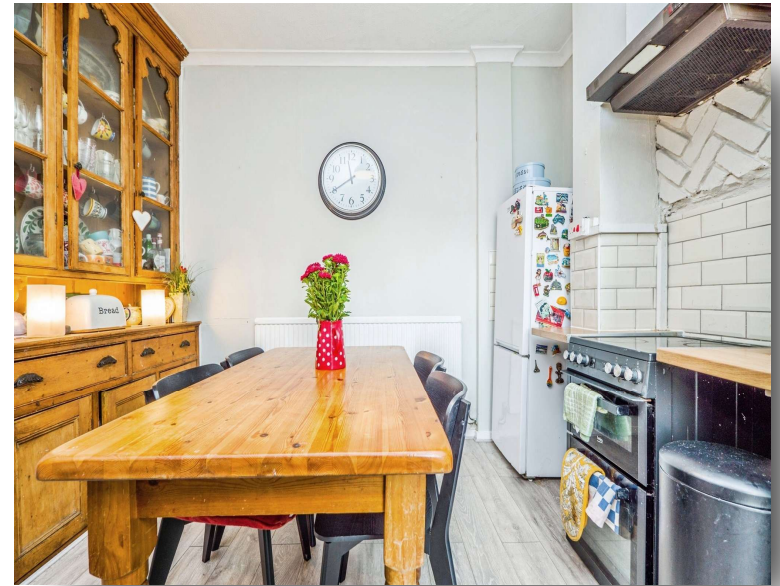
#### **Rear Garden**

Enclosed garden which is laid to lawn, paved area, gate proving rear lane access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Africa Gardens,**  
**Heath Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Located close to the UHW
- Fitted Kitchen/Dining Area
- First Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£400,000**



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