

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Africa Gardens
Heath
Cardiff. CF14 3BT

Guide Price £360,000 - £370,000
Freehold

Africa Gardens, Heath, Cardiff. CF14 3BT.

- ORIGINAL FEATURES ABOUND
- CITY PARK ON YOUR DOORSTEP
- STROLL TO INDEPENDENT SHOPS/CAFES/RESTAURANTS
- ORIGINAL LEADED STAINED GLASS
- LARGE RECEPTION ROOMS
- SOUTH-WEST FACING GARDEN
- 3 DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS TO CITY & BEYOND
- GAS C/H VIA COMBI BOILER
- FREEHOLD



Guide Price: £360,000 to £370,000

EPC Rating: D Council Tax Band: D

FABULOUS 4-BED VICTORIAN TERRACED FAMILY HOME WITH A WEALTH OF ORIGINAL FEATURES THROUGHOUT. FREEHOLD

Nestled in the highly sought-after area of Heath, Cardiff, Africa Gardens presents an exceptional opportunity for those looking for a blend of comfort, style, and convenience.

MR HOMES are delighted to Offer *FOR SALE* this 4-Bedroom Victorian Terraced Family Home. This charming property is a well-maintained, spacious home that offers a perfect balance between modern living and traditional elegance. Located in one of Cardiff's most desirable residential neighbourhoods, this home is ideally positioned for families, professionals, and investors alike. Heath is known for its beautiful streets, excellent amenities, and strong sense of community. Africa Gardens is one of the quieter, more residential areas within Heath, offering peace and tranquillity without sacrificing proximity to the city centre. The property is located within walking distance of local shops, schools, and parks, making it an ideal location for families. Cardiff city centre is just a short drive or bus ride away, ensuring you're never far from the vibrant life of the Welsh capital. Africa Gardens represents an excellent investment opportunity. The property is located in a high-demand rental area due to its proximity to the University Hospital of Wales and Cardiff University. Whether you're looking to expand your property portfolio or secure a family home, this property offers strong potential for growth in value over time.

GENEROUS RECEPTION ROOMS WITH FEATURE FIREPLACES - LARGE KITCHEN/DINER WITH ORIGINAL WELSH DRESSER - UTILITY - RE-FITTED MODERN BATHROOM SUITE - PRIVATE & ENCLOSED REAR GARDEN - ORIGINAL SASH WINDOWS WITH LEADED STAINED GLASS TO FRONT. Some uPVC Double Glazed Windows & Gas Central Heating powered by a BAXI Due-tec 28 Combi-Boiler.



**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS:
INFIMO Ltd Call 02920 204 555 Option 4**

Outside Front

Approached via terracotta tiles to original timber front door with decorative leaded and stained glass panels; storm porch over; wrought iron railings

Entrance Hallway

24' 1" x 5' 7" (7.34m x 1.70m)

Original stone flooring with mosaic pattern and decorative motif; single radiator; leaded window to front with decorative stained glass; original picture rails, coving and skirting boards; access to Living Room, Kitchen, Rear Reception and stairs rising to First Floor Landing

Living Room

15' 5" x 11' 9" (4.70m x 3.58m)

Exposed timber floorboards; large single radiator; original working fireplace with decorative tiles around and mirror over; bay window with original single glazed sashes with leaded decorative stained glass panels over

Kitchen/Diner

11' 0" x 11' 10" (3.35m x 3.60m)

Tiled flooring; single radiator; original in-built Welsh Dresser; matching base and wall units with worktops over and tiled splashbacks; sink with stainless steel mixer tap; space for free standing cooker and fridge/freezer; timber door with glazed panels leading through to Utility Room

Utility Room/Lean To

6' 6" x 5' 10" (1.98m x 1.78m)

Tiled flooring continued from Kitchen as does matching worktop; in-built storage cupboard; space and plumbing for washing machine and dishwasher. Additional space for e.g., tumble dryer. Access to rear garden via timber door with glazed panels and single pane window to side

Rear Reception Room

17' 4" x 11' 3" (5.28m x 3.43m)

Timber block parquet flooring; double radiator; stone fireplace surrounds with electric coal effect fireplace; original single glazed timber windows to rear

First Floor Landing

Stairs rise from ground floor, carpeted centrally with stair rods; landing fully carpeted providing access to all 4 bedrooms and family bathroom; in-built storage cupboard

Bedroom 1

14' 4" x 10' 11" (4.37m x 3.32m)

Carpeted; large single radiator; original feature fireplace with decorative tiles and mirror over; bay window complete with original timber single pane sash windows and leaded obscured panels above with decorative stained glass

Bedroom 2

12' 0" x 11' 9" (3.65m x 3.58m)

Carpeted; modern double radiator; original feature fireplace with decorative tiles; uPVC Double Glazed Window to Rear

Bedroom 3

12' 0" x 11' 2" (3.65m x 3.40m)

Exposed floorboards; large single radiator; original feature fireplace; uPVC Double Glazed Window to rear

Bedroom 4

7' 3" x 6' 7" (2.21m x 2.01m)

Exposed floorboards; original timber window with single pane glass and obscured leaded panels over with decorative stained glass; BAXI Duo-tec 28 Combi Central Heating Boiler

Family Bathroom

5' 1" x 8' 2" (1.55m x 2.49m)

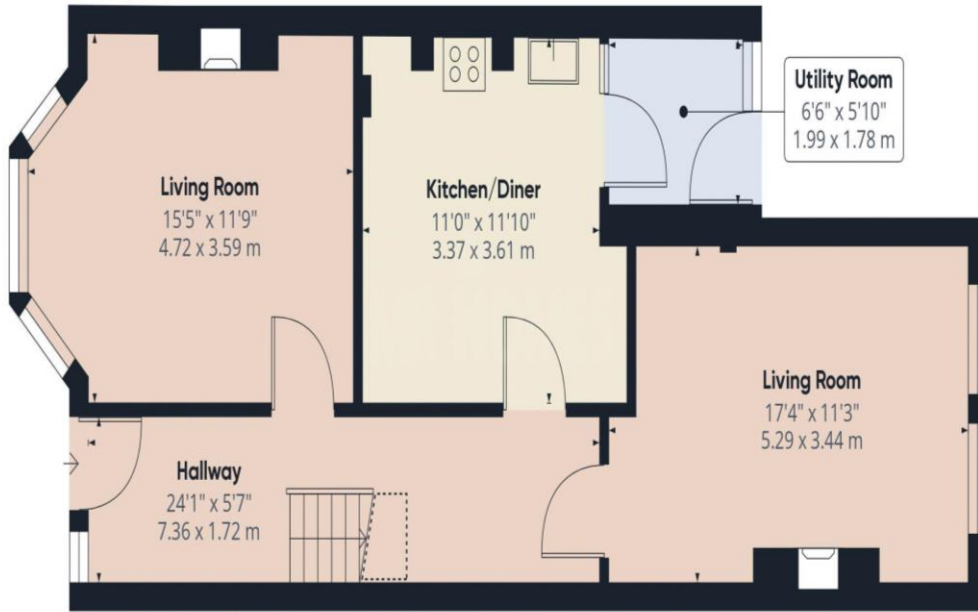
Tiled flooring; fully tiled walls; matching white suite comprising panelled bath with stainless steel mixer tap and mains powered shower heads over; pedestal hand wash basin with stainless steel mixer tap; WC; access hatch to loft space; uPVC Obscured Double Glazed Window to Side

Garden

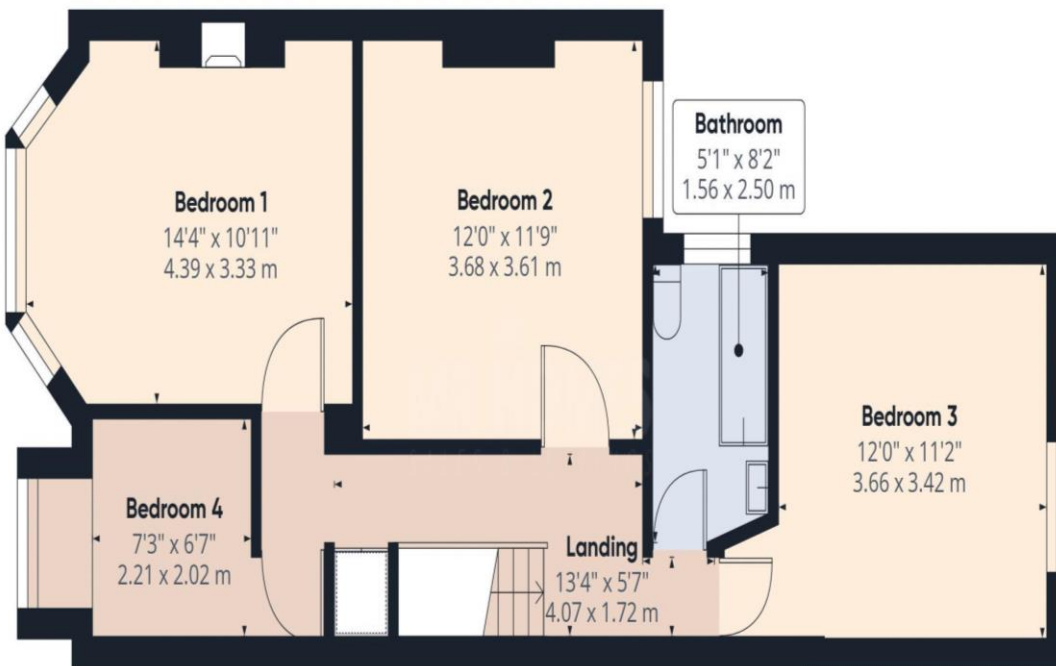
Peaceful and enclosed



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

CARDIFF & THE VALE

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