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MR HOMES
SALES & LETTINGS



Africa Gardens
Cardiff
CF14 3BT

Guide Price £345,000 to £355,000
Freehold

Africa Gardens, 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 REAR GARDEN
- 3 DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS TO CITY & BEYOND
- GAS C/H VIA COMBI BOILER
- FREEHOLD

FABULOUS PERIOD 4-BED TERRACED FAMILY HOME WITH A WEALTH OF ORIGINAL FEATURES THROGHOUT - GENEROUS RECEPTION ROOMS WITH FEATURE FIREPLACES - LARGE KITCHEN/DINER WITH ORIGINAL WELSH DRESSER - LEAN-TO UTILITY - RE-FITTED MODERN BATHROOM SUITE - PRIVATE & ENCLOSED REAR GARDEN - ORIGINAL SASH WINDOWS WITH LEADED STAINED GLASS TO FRONT - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to the market this Period 4-Bedroom Terraced Family Home. The property has been in its current ownership for the past 30 years; now is the time for its next owners to uncover this hidden gem, someone who will fully appreciate the investment opportunity represented by this property. In brief, the property comprises Substantial Entrance Hallway with Original Flooring comprising Decorative Motif; Living Room; Large Kitchen/Diner; Utility; Staircase to the 1st Floor Landing giving access to all 4 Bedrooms and Modern Family Bathroom; South-West Facing Rear Garden mainly laid to lawn, paved patio area and rear access from Private Lane. Some uPVC Double Glazed Windows & Gas Central Heating powered by a BAXI Due-tec 28 Combi-Boiler.

EPC Rating: D Council Tax Band: E
Mains Gas and Electricity. Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO Ltd

WWW.MR-HOMES.CO.UK



Outside Front

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

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)

Original timber floorboards; large single radiator; original working fireplace with decorative tiles 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; originally 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)

Original wooden parquet flooring; double radiator; stone fireplace surround 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 tinted 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; originally timber window with single pane glass and obscured leaded panels over with decorative stained glass; central heating Combi boiler BAXI Duo-tec 28



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

Approximate total area: 1,284.02 ft² / 119.29 m²

Reduced headroom: 13.12 ft² / 1.22 m²

Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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