

Africa Gardens

CARDIFF, CF14 3BU

GUIDE PRICE £465,000

**Hern &
Crabtree**



Africa Gardens

Nestled in the highly desirable Africa Gardens, Cardiff, this elegant bay fronted terrace house exudes character and charm. Retaining a wealth of period features, the property boasts traditional fireplaces, beautiful original tiled and wooden flooring, picture rails and exquisite stained glass doors. Tastefully modernised to offer a harmonious blend of original style and contemporary living, the home is presented immaculately, with a warm colour palette and an abundance of natural light throughout.

The Tour:

As you step into the entrance porch, you are welcomed into a traditional hallway featuring period flooring and stairs rising to the first floor. The ground floor offers two spacious reception rooms, a convenient cloakroom, and a generously sized kitchen/dining room with doors leading out to the rear garden.

On the first floor, you'll find three well-proportioned double bedrooms, along with a guest Heritage-style en suite with a roll-top bathtub and a stylish separate shower room off the landing. The second floor features a large loft conversion, offering two distinct areas — a bedroom and a dressing room that could easily double as a home office. There is also a modern en suite shower room, with potential to combine both spaces within the loft into a large, open-plan bedroom if preferred.

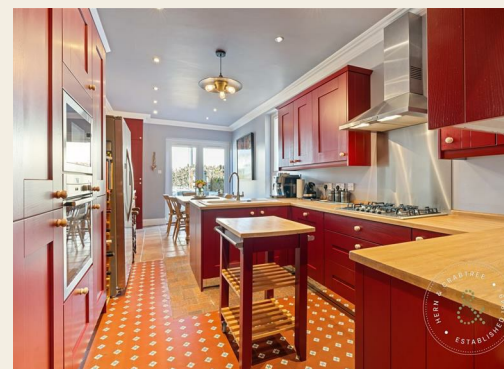
Outside:

The low-maintenance, landscaped rear garden provides a peaceful outdoor retreat, with storage space and rear lane access via a gate.

Location:

Africa Gardens is a highly sought-after street situated within the 'Colonies' of Heath, renowned for its family-friendly atmosphere. To the front of the house, you'll find a lovely green space with mature trees, along with convenient resident parking. The area has gained a stellar reputation for its burgeoning selection of eateries, shops, and local amenities. Residents also benefit from excellent public transport links, with easy access to the A48 and the nearby Heath Hospital.

- Mid-Terrace House
- Two Reception Rooms
- Downstairs Cloakroom
- Many Period Features
- Immaculately Presented
- Four Bedrooms
- Kitchen / Dining Room
- Two En Suites Plus Shower Room
- Landscaped Garden
- EPC - D



1588.00 sq ft

Entrance

Storm porch to the front with tiled sidings, light, tiled floor. Double glazed wood stained glass feature door to the hallway.

Hallway

Glazed wood window over the door. Coved ceiling, picture rail, dado rail. Stairs to the first floor with period newel post and spindles. Period tiled floor. Built in cupboard by entrance housing gas meter. Concealed wall meters and consumer board within cupboard, vertical radiator. Step down to continuation of hallway to cloakroom and kitchen. Doors to:

Cloakroom

Double obscure glazed window to the side, coved ceiling. WC, wash hand basin, heated towel rail, period tiled floor.

Living Room

13'3" max into bay x 11'5" max
Double glazed bay window to the front with fitted plantation shutters. Ceiling rose, coved ceiling. Cast iron working fireplace with tiled sides, slate hearth and mantelpiece. Stripped wood floorboards. Radiator.

Sitting Room

9'6" max x 12'11"
Coved ceiling, set of double glazed French doors leading out to the rear garden with window over. Radiator, stripped wooden flooring. Working cast iron fireplace with tiled sides, slate mantelpiece and tiled hearth. Radiator.

Kitchen Diner

22'3" x 10'1"
Traditional wooden stained glass door from the hallway with matching window providing further light into the kitchen. Fitted with a selection of wooden wall and base units with complimentary work tops over. Five ring 'Neff' gas hob with stainless steel splash back and a 'Neff' cooker hood over. Traditional style ceramic sink and drainer with mixer tap. Integrated full length 'Hotpoint' dishwasher. Integrated 'Hotpoint' washing machine. Integrated 'Neff' oven and integrated 'Neff' microwave. Space for an

American style fridge freezer. Continuation of period tiled flooring in kitchen and exposed brick floor along with tiled flooring within the dining area. Optional breakfast bar area. Double glazed windows to the side, set of large double glazed French doors leading out to the rear garden. Vertical radiator. Baxi gas combination boiler concealed in cupboard to the end of the kitchen diner.

First Floor

Stairs rise up from the entrance hall with a traditional wooden hand rail and spindles, matching dado rail from hall.

Landing

Matching banister, radiator, stairs leading up to the second floor. Doors to:

Bedroom One

15'6" max x 13'3" into bay
Double glazed bay and a half windows to the front with fitted plantation shutters. Cast iron fireplace with wooden mantelpiece and tiled hearth. Stripped wooden flooring, Radiator. Fitted former linen cupboard from landing now wardrobe within bedroom one.

Bedroom Two

11'3" max x 10'6" max
Double glazed window to the rear, radiator, stripped wooden flooring. Bespoke fitted wardrobes. Further built-in cupboard. Door to en suite. Loft access hatch (pull down loft ladder).

En Suite Bathroom

6'11" x 7'5"
Double obscure glazed window to the side, feature exposed brick wall. Extractor fan, Heritage style suite comprising: WC, wash hand basin, traditional roll top, claw foot bath with a central mixer tap and shower head mixer. Heated towel radiator, stripped wood flooring.

Bedroom Three

13'1" x 9'6" max
Double glazed window to the rear aspect. Radiator, stripped wooden flooring, feature cast iron fireplace.

Shower Room

6'9" max x 6'11" max
Double obscure glazed window to the side, walk-in wet room style shower with a contemporary glass screen, raindrop shower mixer and separate shower mixer attachment. WC, wash hand basin, mirrored vanity cupboard, tiled walls and tiled floor. Vertical radiator. Extractor fan.

Second Floor

Stairs rise up from the first floor landing with wooden hand rail and spindles.

Second Landing

Small landing area with double glazed window to the rear aspect. Window offers natural light to first and second floor.

Bedroom Four

10'6" x 10'2"
Double glazed French doors to the rear aspect with glass balustrade. The room has a stud partition wall running approximately three quarters the length of the room creating a double bedroom area with a walk through to the dressing room or office. There is scope to open up the room into one large space if desired by removing the stud wall. Floor to ceiling height 2.08 meters or 6ft 8 (max).

Dressing Room / Office

10'6" x 8'2"
Currently set up as a home office area, offers double glazed skylight window to the front, storage into the eaves, radiator, door to En Suite.

En suite

9'1" x 9'0"
Double glazed skylight window to the front. WC, wash hand basin, vanity cupboard. Shaver point heated towel rail. Wet room style walk-in shower with ceiling mounted 'Mira' shower unit with an additional 'Mira' shower head, tiled walls and floor.

External

Front

Forecourt garden with low rise brick wall, tiled path.

Rear Garden

Enclosed rear garden with a traditional part stone and

part brick wall. Raised patio sitting area, continuing with path to a stone chipping sitting area with flower borders. Gate to rear lane. Side return with raised flower borders, external light and cold water tap. Brick built storage shed. External power point.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band -

The property benefits from Tado Smart Thermostat heating (approx 75% of radiators).

Disclaimer

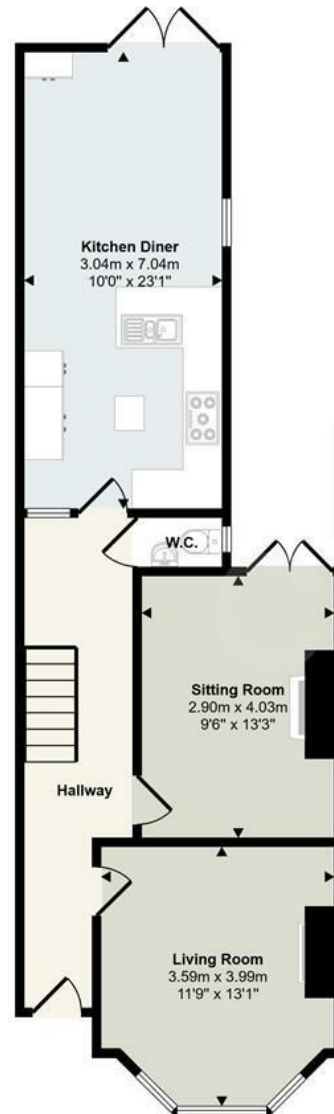
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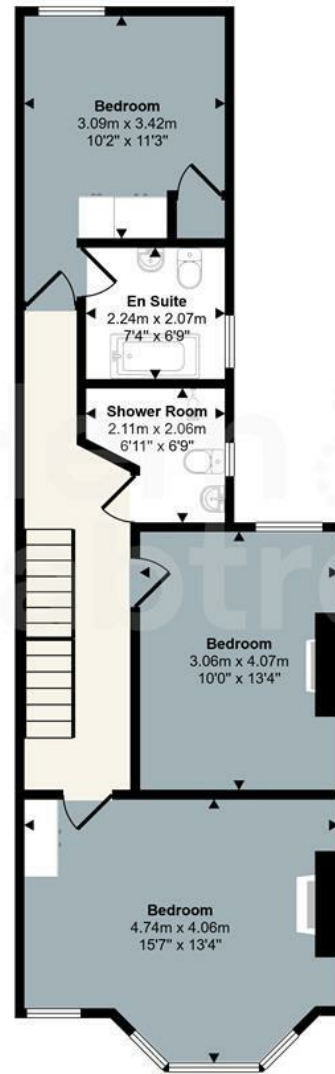




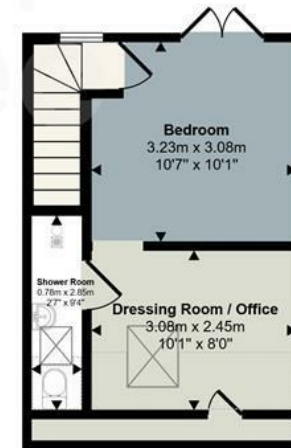
Approx Gross Internal Area
147 sq m / 1588 sq ft




Ground Floor
Approx 61 sq m / 654 sq ft



First Floor
Approx 62 sq m / 667 sq ft

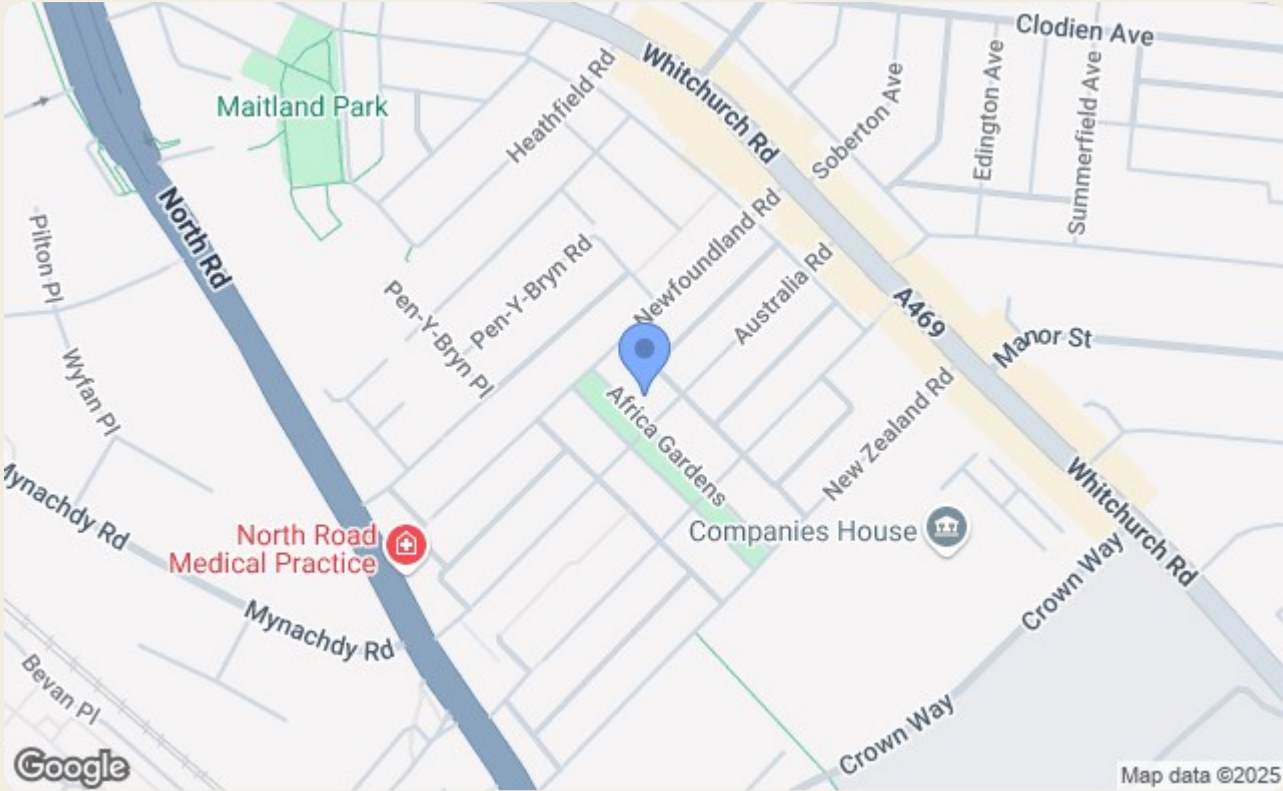


Second Floor
Approx 25 sq m / 267 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Hern & Crabtree

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